Vision & Comprehensive Plan

Town of Bayfield

Adopted by the Town Board, Town of Bayfield, October 27th, 2005

Town of Bayfield Comprehensive plan

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I. Background and Community Profile

TOWN OF BAYFIELD VISION STATEMENT

Who are we?

Bayfield Township is a diverse community that includes people of varied ages, socio-economic class, family composition, race and cultural heritage. We also are a community that welcomes our seasonal residents and appreciates their contributions to the area. We strive to see our community flourish - a community that cherishes and seeks to preserve its unique rural environment. It is a place with a widely held ethic of stewardship that strongly encourages community members to take full responsibility for the economic, environmental, and social consequences of their actions, balancing private and individual rights with nature and the public good. **

At the same time we recognize that a stable community depends on a clear understanding of the relationships between economic development, environmental protection and social equity. Accordingly, we are a community that supports existing employers and encourages new employers who share our vision and can provide year-round, well-paying jobs. We are a community determined to provide the services and infrastructure necessary to implement our vision, and a community that recognizes that excellence in education, including continuing education, is fundamental to creating a thriving, sustainable community.

We therefore support and encourage growth of our existing businesses: our cottage industries, forest products industry, orchards, farms, tourism businesses and marinas. We also seek to create conditions, which will attract new businesses, particularly those that might add value to the products of our local businesses as well as new clean enterprises that require skilled year-around workforces.

I. Introduction to the Planning Process

Changing community conditions and increasing development pressures led the town to develop a community land use plan in 1995. In order to comply with the provisions of the Chapter 66 legislation, the Town of Bayfield elected to engage in the comprehensive planning process.

The town began work on this comprehensive plan in November 2003, with supplemental funding secured through a Wisconsin Coastal Management Grant. The purpose of the project was to address all nine of required planning elements in an effort to provide a basis for future decision-making and to provide a roadmap for future growth and development. This was accomplished through a series of community based actions and initiatives undertaken by the town board, planning committee, and community at large.

The Town Board and the Comprehensive Planning Commission wish to thank the many residents and non-resident landowners who contributed many hours of their time and thoughtful analysis resulting in this finished product. In addition, Tim Kane of the University of Wisconsin Extension and Karl Kastrowski of the Bayfield County Planning and Zoning Department were instrumental in the completion and accuracy of this document. Special thanks to Holly Hemingway of Bayfield County Land Records for her research of early area maps. Finally, thanks go to the patience and persistence of Northwest Regional Planning and their agent Jason Laumann.

II. COMPREHENSIVE PLANNING

In October 1999, former Wisconsin Governor Tommy Thompson signed into law sweeping changes implementing one of the most comprehensive pieces of land use legislation to affect local units of government in Wisconsin (towns, cities, villages, counties, and regional planning commissions). Chapter 66.1001 Wisconsin State Statutes defines the criteria for developing comprehensive plans to deal with local land use issues. This new legislation requires comprehensive plans to contain *all nine of the required elements*, each representing a unique aspect of community composition. Under the new requirements, plans must contain specific information related to:

- Issues and Opportunities
- Housing
- Utilities and Community Facilities
- Agricultural, Cultural and Natural Resources
- Economic Development
- Intergovernmental Cooperation
- Land Use
- Transportation
- Implementation

$ilde{oxed}$ Vision and Comprehensive Plan for the Town of Bayfield $oldsymbol{\mathscr{K}}_{oldsymbol{\mathsf{A}}}$

Beginning on January 1, 2010, any program or action of a local unit of government that affects land use must be consistent with that local unit's comprehensive plan, and that plan must meet the criteria of the legislation outlined in Chapter 66 of the state statutes.

The Chapter 66 legislation establishes 14 local goals to guide land use actions and local planning efforts:

- 1) Promotion of the redevelopment of lands with existing infrastructure and public services and the maintenance and rehabilitation of existing residential, commercial, and industrial structures.
- 2) Encouragement of neighborhood designs that support a range of transportation choices.
- 3) Protection of natural areas, including wetlands, wildlife habitats, lakes and woodlands, open spaces, and groundwater resources.
- 4) Protection of economically productive areas, including farmland and forests.
- 5) Encouragement of land uses, densities and regulations that promote efficient development patterns and relatively low municipal, state government and utility costs.
- 6) Preservation of cultural, historic, and archaeological sites.
- 7) Encouragement of coordination and cooperation among nearby units of government.
- 8) Building of community identity by revitalizing main streets and enforcing design standards.
- 9) Providing an adequate supply of affordable housing for all income levels throughout each community.
- 10) Providing adequate infrastructure and public services and a supply of developable land to meet existing and future market demand for residential, commercial, and industrial uses.
- 11) Promoting the expansion or stabilization of the current economic base and the creation of a range of employment opportunities at the state, regional, and local levels.
- 12) Balancing individual property rights with community interests and goals.
- 13) Planning and development of land uses that create or preserve varied and unique urban and rural communities.

14) Providing an integrated, efficient, and economical transportation system that provides mobility, convenience, and safety, which meets the needs of all citizens including transit-dependent and disabled.

In addition to the local planning goals, Chapter 66 legislation outlines the requirements of the nine individual planning elements.

III. PLANNING PROCESS

Public Participation Plan

Section 66.1001(4)(a) of Wisconsin Statutes specifically required the town board to adopt by resolution written procedures designed to foster public participation including open discussions, communication programs, information services, and public meetings for which advance notice has been provided at every stage in the preparation of the comprehensive plan. The written procedures must provide for wide distribution of the comprehensive plan, an opportunity for the public to submit written comments on the plan, and provisions for the town's response to such comments. The *Town of Bayfield Communications and Public Involvement Plan* document meets this statutory requirement.

The Town of Bayfield *Communications and Public Involvement Plan* was adopted by the Bayfield Town Board. A copy of the plan is located in **Appendix A** of the Town of Bayfield Comprehensive Plan.

Comprehensive Plan Survey

In order to solicit community input on comprehensive planning issues, the Town of Bayfield developed a 36-question survey which was distributed to town property owners in November 2003. Significant local input was received through this instrument, and the overall survey response rate of 46.7 percent was outstanding.

The survey sought public opinion on a wide range of comprehensive planning and community development issues. Results of the survey indicate that there is community consensus on a number of local issues and concerns. There is a general concurrence between resident and non-resident responses, although some differences were indicated.

The results of the Town of Bayfield Comprehensive Plan Survey are located in Appendix B.

Issues Development Process

The Town of Bayfield Planning Committee held a series of four public meetings in December 2003/January 2004 to identify community issues. Using the results of the comprehensive plan survey and input from the public, a series of issues was developed using a "nominal group" process.

Issues developed through this process are of great importance to the planning process and were used to formulate community goals and objectives.

Issues are depicted in an XX/YY format, where XX is the "weighted" result and YY is the total number of "voters" in the color-coded voting system. The committee also developed a measure of "intensity of feelings" that is included for each major category and compares the numerator with the denominator.

1. Zoning: (108/44)

The results listed consistency of zoning for land use Hwy 13/green and general zoning among the top vote count and asked that we review existing zoning. Comparatively small vote counts were identified for green space housing, cluster zoning, RRB "too broad", and guidance on "dock construction".

2. Planning: (86/40)

Second, the results listed developing a vision and "planning process inclusive" while sanitary district plan and inclusive planning process and implement ability of the plan were grouped. This category also listed points for "study existing ordinances" and "land use plan thought out".

3. Economic Development: (83/38)

Third, the results expressed concern for "job creation", as well as "develop new business". Clustered were "attract new business", "economic development zones", "broader tax base", and "encourage new farmers". Also listed was "low environmental impact".

4. Environment/Conservation: (68/37)

Fourth, the results supported "preservation" as well as "protect water quality". Important to note "lighting controls" appeared in three of four meetings scored. "Preserve natural/cultural" was also mentioned.

5. Social: (41/29)

Fifth, the results primarily supported "local newsletter", preserve history, and "preserve the arts". Clustered were "retain youth", assist students, communication process, continuing education, and quality of life for seniors.

6. Interagency Cooperation: (36/20)

"Interagency cooperation" itself, as well as "control government spending" were slightly greater than "consistent signage" and "visible power lines".

7. Housing: (31/17)

"Affordable housing" was mentioned in all four meetings.

8. Farm Land Preservation: (31/13)

"Farmland preservation" was mentioned in three of the four meetings.

9. Recreation: (24/12)

"Public access to recreation", "outdoor recreation/trails", "designate lake access", and "boaters are important" made up this category.

10. Infrastructure: (3/2)

"Town road maintenance" and "mass transit" made up this category.

Goal and Objective Development

The Town of Bayfield Planning Committee held a series of public meetings during the months of February and March 2004 to develop and refine community goals and objectives. Using the results of the issues development process, the committee and members of the public developed a list of 14 goals and 49 supporting objectives.

Goals and objectives formed the basis for development of community actions, programs, and policies as part of the Implementation Element of the comprehensive plan.

Public Informational Meetings

Two informational meetings to discuss the plan and planning the process were held in June of 2005 at the Bayfield Town Hall. The draft plan and supporting maps were presented for discussion and public comment, and several comments were received.

Formal Adoption

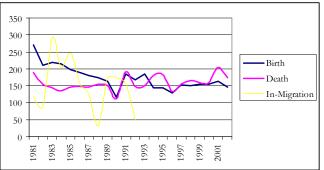
Following a formal public hearing, the comprehensive plan was officially adopted by the Town of Bayfield, Board of Supervisors on October 27th, 2005.

IV. DEMOGRAPHICS

Population

Social and economic changes have caused fluctuations in the Town of Bayfield's population. A population decline experienced between 1950 and 1960 mirrors the countywide trend during this period. Population growth within the town has maintained a general upward trend in the years since 1970. Like the county as a whole, the major component of population change in the Town of Bayfield is in-migration,

Figure I-1, Bayfield County Births, Deaths, In-Migration



or people moving into the community from other places. On a countywide scale, birth and death rates have remained relatively constant since 1980. While these factors have essentially canceled each other out, the net rate of in-migration has caused the overall county population to increase.

Table I-1, Historic Population, Town of Bayfield
and Adjacent Communities

	Town of Bayfield	Town of Bayview	Town of Bell	Town of Russell ¹	City of Bayfield	Bayfield County
1950	551	330	301	526	1153	13760
1960	474	296	238	419	969	11910
1970	503	297	205	475	874	11683
1980	607	343	247	791	778	13822
1990	603	402	237	978	686	14008
2000	625	491	230	1216	611	15013
Change	74	161	-71	690	-542	1253
Percent Change	13.4%	48.7%	-23.5%	130.6%	-47%	9.1%

Source: US Census Data

 $^{^{1}}$ ** Red Cliff Reservation numbers are calculated as part of the Town of Russell totals.



Table I-2, <u>Bayfield County</u> 2000 Population and Projections from the Bayfield County Land Use Plan

		<u> </u>			
	2000	2005	2010	2015	2020
Towns					
Barksdale	801	829	856	882	908
Barnes	610	686	763	855	946
Bayfield	625	633	640	646	651
Bayview	491	511	531	551	571
Bell	230	224	219	213	206
Cable	836	853	869	883	896
Clover	211	198	184	172	159
Delta	235	247	258	270	282
Drummond	541	556	572	586	600
Eileen	640	637	634	628	623
Grand View	483	487	490	492	494
Hughes	408	453	497	549	601
Iron River	1,059	1,088	1,117	1,144	1,170
Kelly	377	368	359	349	339
Keystone	369	369	369	368	366
Lincoln	293	292	292	290	288
Mason	326	316	306	296	286
Namakagon	285	303	321	340	359
Orienta	101	96	90	85	80
Oulu	540	525	509	493	476
Pilsen	203	198	193	188	182
Port Wing	420	409	399	387	375
Russell ²	1,216	1,342	1,467	1,612	1,757
Tripp	209	211	214	215	217
Red Cliff R.	1,078	1,168	1,266	1,364	1,462
Washburn	541	565	590	614	638
TOTAL	12,050	12,431	12,809	13,209	13,597
Villages					
Mason	72	68	64	60	56
Cities					
Bayfield	611	573	535	499	464
Washburn	2,280	2,297	2,313	2,321	2,328
TOTAL	2,963	2,938	2,912	2,880	2,848
BAYFIELD COUNTY	15,013	15,369	15,721	16,089	16,445

I-8

Source: US Census Data, Bayfield County Land Use Plan

² Includes Red Cliff Reservation Figures

Projections indicate that the population of Bayfield County is expected to grow over the next 20-year period. Data for the above table comes from the Bayfield County Land Use Plan, which was adopted by the Bayfield County Board of Supervisors in 2003.

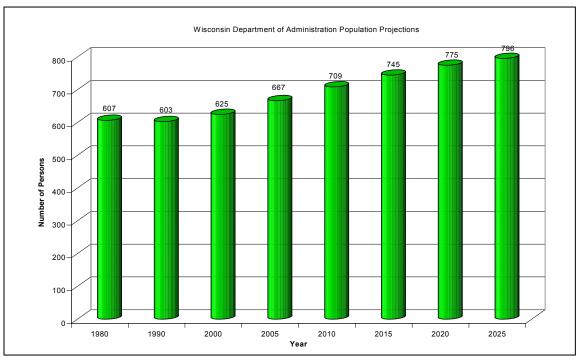


Figure I-2, Wisconsin Department of Administration Population Projections for the Town of Bayfield 2005-2025

Figure I-2 reflects the 2000-2025 population projections for the Town of Bayfield developed by the Wisconsin Department of Administration (WDOA). Figure I-2 reflects the 2000-2025 population projections for the Town of Bayfield developed by the Wisconsin Department of Administration (WDOA). Population projections represent **estimates** of future population change based on historical population change. Actual future population growth will be based on many social and economic factors. It is important to recognize that unforeseen events may cause dramatic deviations from the projected future values.

The WDOA population projections differ from the town's projections from the Bayfield County Land Use Plan. Based on WDOA population estimates, the population of the Town of Bayfield was 675 in 2003, suggesting a significantly higher rate of growth than that proposed in the Bayfield County Land Use Plan. The number of permits issued for new residential construction between 2000 and 2003 in the Town of Bayfield seems to support this higher estimate.

Figure I-3, Wisconsin Department of Administration Population Projections for the Town of Bayfield and Surrounding Communities 2005-2025

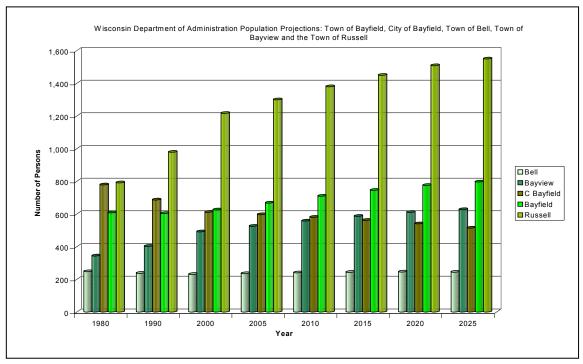


Table I-3, WDOA Population Projections Table								
Town of Town of Town of City of Bayfield Bayview Bell Russell ³ Bayfield County								
2000	625	491	230	1,216	611	15,013		
2005	667	525	235	1,299	596	15,432		
2010	709	557	240	1,379	580	15,830		
2015	745	586	243	1,449	561	16,129		
2020	775	610	245	1,508	540	16,315		
2025	796	627	244	1,549	514	16,327		

 $^{^{3}}$ ** Red Cliff Reservation numbers are calculated as part of the Town of Russell totals.

Table I-4, Age Distribution							
Age category	1990 Decennial Census	2000 Decennial Census	Change 1990-2000	Percent Change: 1990-2000			
Under 5	41	44	3	+7%			
5 to 14	100	107	7	+7%			
15 to 24	66	46	-20	-30%			
25 to 34	91	71	-20	-22%			
35 to 44	92	95	3	+3%			
45 to 54	84	124	40	+48%			
55 to 64	72	115	43	+60%			
65 to 74	32	61	29	+91%			
75 to 84	20	23	3	+15%			
85 and over	5	2	-3	-60%			
Selected Age Categories							
All inhabitants under 14	136	151	15	+11%			
All inhabitants under 24	207	197	10	+5%			
All inhabitants over 65	57	86	29	+51%			
All inhabitants over 75	25	25	0	0%			

Source: 1990, 2000 US Census STF 1

Table I-4 reflects age distribution and age distribution trends in the Town of Bayfield from 1990-2000. This information reveals two significant details about the town's demographic profile. First, there is a significant proportion of the population under the age of 14. This group is considered a "special needs" category, requiring more public services and facilities than most other age classes. Children in this age group require schools, public transportation, recreation, library access, and other municipal services. In addition, the provision of day care is often a concern for families with dependant children.

The second demographic detail of note is the proportion of the population over age 55. Residents in the age 55 and older age cohorts comprise the fastest growing segment of the town's population. This group is also considered a "special needs" segment of the population. As a population ages, additional municipal and private services are needed to meet the requirements of this group. Older citizens typically require access to medical facilities, public transportation, and other municipal and private services.

Primary Population Change Factors

- An increase of retired individuals (55 and over) who have spent their working career elsewhere and are now establishing a residence in the Town of Bayfield or converting their summer home or seasonal dwelling into a permanent residence.
- An overall decrease in persons between the ages of 15 and 34, as this age group is most likely to seek employment and educational opportunities elsewhere.

• Low proportion of town residents aged 75 and over. Likely due in part to the fact that there are limited services and facilities available to assist this population.

2000 ■ Male ■ Female 0 85 and over 85 and over 11 12 75-84 75-84 40 21 65-74 65-74 63 52 55-64 55-64 58 66 45-54 45-54 41 54 35-44 35-44 37 34 25-34 25-34 17 30 15-24 15-24 66 41 5-14 5-14 24 21 under 5 under 5 Source: 2000 US Census STF 1

Figure I-4, 2000 Age/Sex Cohorts

Other Population Factors

Planning in the Town of Bayfield requires not only consideration of the resident population but the tourist and second-home owner population as well. Tourists and non-resident homeowners represent *transient* segments of the population. These populations depend upon the same community services and facilities as town residents. This places additional strain on existing infrastructure and ability of the town and county to continue to provide for community needs.

The summertime population of the Bayfield Peninsula is significantly higher than it is during the rest of the year. It is during this time period that demand for services and facilities is highest. Town planning should consider this population fluctuation and its impact on local resources when developing future policies and actions.

It is expected that growth and development pressure will continue to be a community issue throughout the planning period. It is likely that the trends of second home development and the conversion of recreational homes to permanent housing will continue.

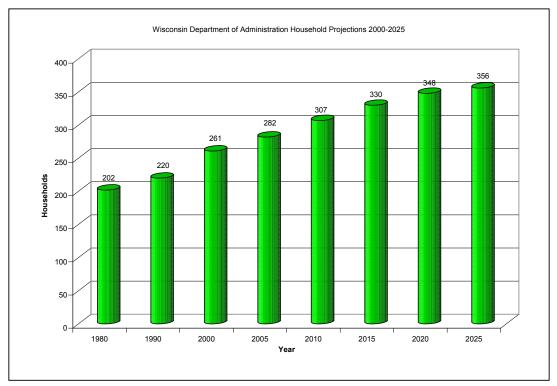
Table I-5, Household Characteristics						
Household Characteristics	Total	Percent				
Total Households	390	100.0%				
Family Households (families)	267	68.5%				
Male Householder	209	53.6%				
Female Householder	58	14.9%				
Married couple-family with children	52	13.3%				
Other family	36	9.2%				
Non-family Households	123	31.5%				
Male householder	79	20.3%				
Female householder	44	11.3%				
Householder age 55 or older	210	53.8%				
1 persons in household	96	24.6%				
2 persons in household	200	51.3%				
3 persons in household	44	11.3%				
4 persons in household	29	7.4%				
5 persons in household	15	3.8%				
6 persons in household	4	1.0%				
7 or more persons in household	2	0.5%				
Average household size	2.20	(x)				
Average family size	2.60	(x)				

Source: 2000 US Census STF 1

The US Census Bureau defines households as: "A person or group of persons who live in a housing unit." Households equal the count of occupied housing units in a traditional U.S. Census. The decline in the average household size is a growing trend in the United States.

Household Projections

Figure I-5, Wisconsin Department of Administration Population Projections for the Town of Bayfield 2005-2025



According to the Census Bureau, A **household** includes all the persons who occupy a housing unit. A housing unit is a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

Projected growth in households in the Town of Bayfield is 41.8 percent between 2000 and 2025. The rate of growth in households is projected to exceed the rate of growth in population during the planning period. This is a direct result of a steadily declining average household size.

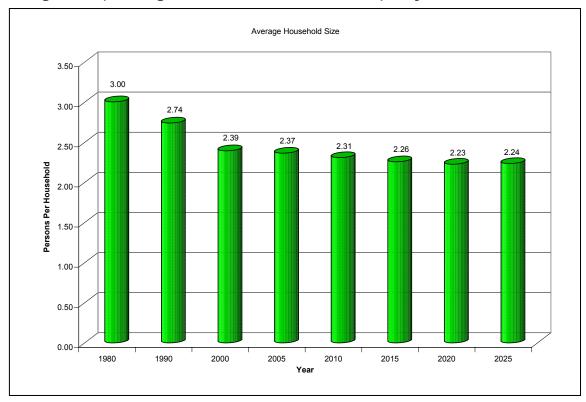


Figure I-6, Average Household Size 1980-2000, Projections 2005-2025

The average household is projected to continue to decline throughout most of the planning period. In 1980, the average size of households was 3.0 persons. This figure had declined to 2.39 persons by 2000, and is expected to level off and remain near 2.25 from 2015 through 2025. Factors contributing to this decline in persons per household include the out migration of inhabitants over the age of 18 for work or school, overall smaller family sizes, fewer families with children moving into the area, and fewer children being born to town residents. Additionally, many households are composed of retired couples or are single person households.

Economic Profile

0.0% 5.0% 10.0% 15.0% 20.0% 25.0% Industry Agriculture, forestry, fishing Construction Manufacturing Wholesale trade Retail trade Transportation, warehousing, and utilities Inform ation Finance, insurance, real estate Professional, scientific, management, and administrative Education, health, and social services Arts, entertainment, and recreation Public administration Other services (except public administration) ■Town of Bayfield ■Bayfield County

Figure I-7, Town of Bayfield Employment by Industry

Source: 2000 US Census STF 3

The above Figure I-7 depicts the 2000 US Census employment category for employed persons in the Town of Bayfield. Most employed persons worked in the areas of education, health and social services.

Figure I-8, Top Ten Employers in Bayfield County Employees

100-249	Red Cliff Tribal governments	
100-249	Bayfield County	
100-249	School District of Washburn	
100-249	School District of Bayfield	
100-249	Northern Lights Health Care Center	
50-99	Drummond Area School District	
50-99	Isle Vista Casino Casinos	
50-99	Telemark Interval Owners Assn.	
50-99	South Shore School District	
50-99	Lakewoods, Inc. Hotels and motels	

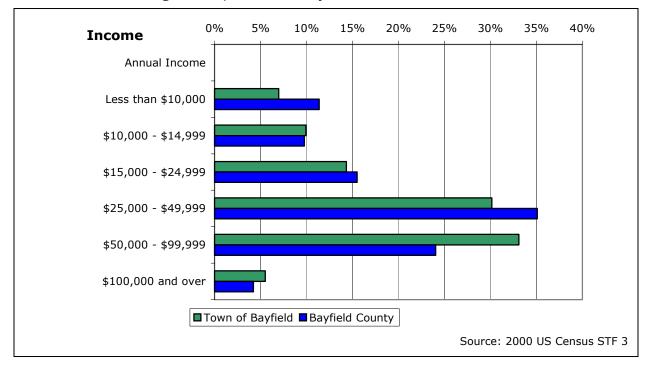


Figure I-9, Town of Bayfield Household Income

The average household income for Town of Bayfield residents is depicted in Figure I-9 and income comparisons in Table I-6. Town income levels are comparable to Bayfield County as a whole.

Per capita income is total income divided by the total number of residents, including children and other groups of individuals who do not actually earn income. Median household income is the middle point of reported household incomes in a community (households include families, married couple households and individual households).

US Census poverty statistics indicate that 6.60 percent of Town of Bayfield families earn incomes below the poverty level.

Table I-6, Town of Bayfield Income Comparisons					
	Median Household Income	Per Capita Income	Percent of families below the poverty level		
Town of Bayfield	\$39,342	\$17,890	6.60%		
Town of Russell	\$25,114	\$10,387	22.30%		
Town of Bell	\$29,688	\$18,683	13.60%		
Town of Bayview	\$46,500	\$24,083	4.90%		
City of Bayfield	\$32,266	\$18,377	10.50%		
Bayfield County	\$33,390	\$16,407	9.20%		
State of Wisconsin	\$43,791	\$21,271	5.60%		

Source: 2000 US Census STF 3

A community's labor force is that portion of the population that is employed or available for work. The labor force includes people who are in the armed forces, employed, unemployed, or actively seeking employment.

Table I-7, Bayfield County Labor Force Data							
1996 1997 1998 1999 2000 2001							
Labor Force	7,600	7,700	7,500	7,200	7,400	7,600	
Employment	7,100	7,200	7,000	6,800	6,900	7,100	
Unemployment	460	520	490	410	480	480	
Rate	6.0%	6.7%	6.6%	5.7 %	6.5%	6.3%	

Source: Wisconsin Department of Workforce Development

Educational attainment is a factor influencing individual income statistics. Higher educational attainment generally correlates with a higher income and increased standard of living.

Table I-8, Town of Bayfield Educational Attainment						
Highest level of education attained	Number of Residents Aged 25 and Older	Percent of all Town of Bayfield Residents	Percent of all Bayfield County Residents			
Less than 9 th Grade education	9	2%	3.8%			
9 th to 12 th education, no diploma	30	6%	9.2%			
High School Diploma	148	29%	34.2%			
Some College, No Degree	116	23%	21.6%			
Associate Degree	46	9%	9.6%			
Bachelor's Degree	108	21%	14.7%			
Master's/Professional Degree	50	10%	6.9%			

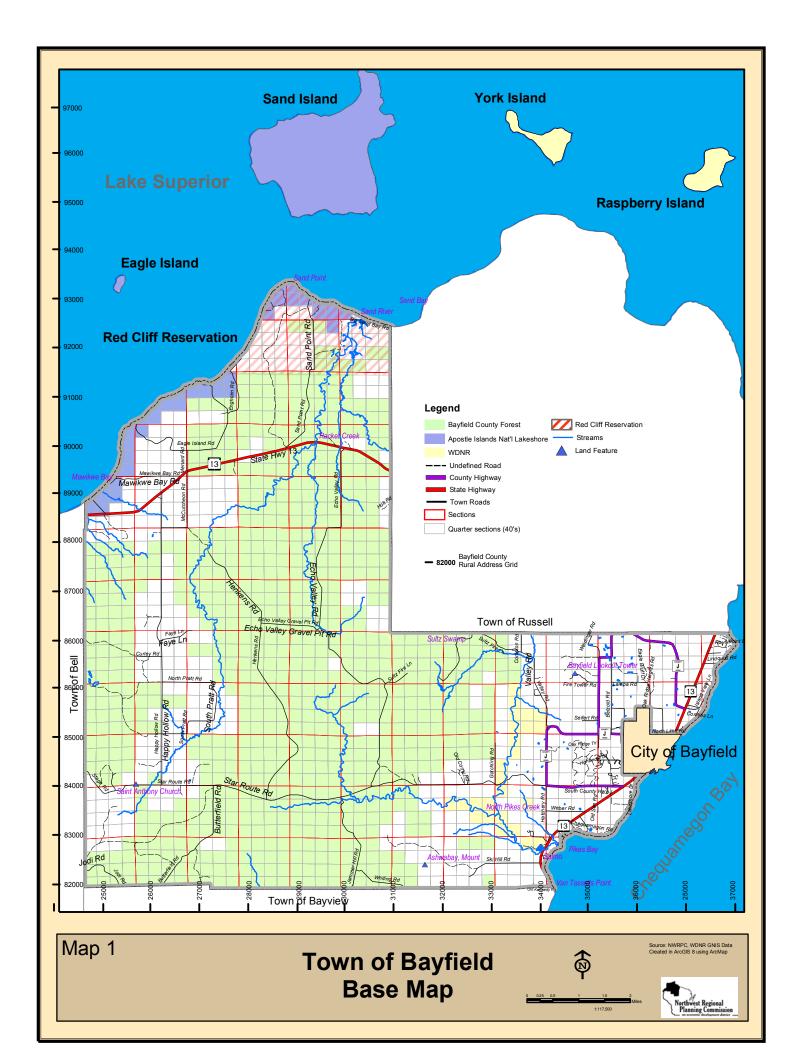
Source: 2000 US Census

Understanding the local employment situation involves an understanding the commuting patterns of local workers. Table I-9 depicts the commuting pattern for Bayfield County as a whole.

Table I-9, Bayfield County Commuting Patterns					
	Commute From County	Commute to Bayfield County	Net Gain/Loss		
Ashland County	1,927	301	-1,626		
Douglas County	365	120	-245		
Sawyer County	224	97	-127		
Minnesota	161	11	-150		
Elsewhere	147	119	-17		
Total	2,824	648	-2,165		

Source: Wisconsin Department of Workforce Development, Wisconsin's Commuting Patterns, 2000

As indicated by the data, Bayfield County is a "commuter county". Over one-third of the county's labor force commutes to jobs outside of the county. The majority of commuters are employed in Ashland County, with the City of Ashland hosting the largest share of these jobs.



II. Infrastructure, Community Services and Facilities

I. TRANSPORTATION

Introduction

The Town of Bayfield's transportation network has a significant impact on land use, housing, and economic development within the community. The provision of access to larger population centers allow people to live in the town and commute to work opportunities elsewhere. Access to roads opens areas to development by providing a linkage between the development, the larger transportation framework of the county and the region, and the larger population centers. Additionally, transportation opportunities permit the import and export of both goods and services required by local businesses and farms. Tourism, a significant component of the town's economy, relies heavily on the transportation resources available.

Road Network

The predominant mode of travel within the town is the motor vehicle. Motor vehicle transit is accommodated via a network of town, county, and state highways. The majority of roadways in the Town of Bayfield are **town roads**, or those maintained by the Town of Bayfield. **Private roads** are not paid for or maintained by the town but must meet certain basis criteria such as width of right of way and turning radius on cul de sacs. The only **state road** in the town is State Highway 13, which bisects the town on the east and again on the north. The only **county** roadway found in Bayfield Town is County Highway J, which skirts the City of Bayfield. **Undefined** roadways include federal and county forest roads, trails, and other roadways.



Table II-1, Road Network				
Type	Miles			
Town	74.8			
Undefined	35.6			
Private	12.4			
State	11.7			
County	8.9			



Functional Classification System

The functional classification system is a hierarchical system, whereby roads are categorized based on their function and level of service provided.

Principal Arterials

There are two principal arterials in Bayfield County (USH 2 & USH 63), neither of which traverses any portion of the Town of Bayfield.

Minor Arterials

State Highway 13 through the Town of Bayfield is classified as a minor arterial. This route connects the county's principal arterials with the town. Additionally, this route connects the town with the incorporated communities of the eastern Bayfield Peninsula. Some of the highest daily traffic volumes in Bayfield County are found on STH 13.

Major Collectors

County Highway J (to Star Route Road) and Star Route Road (to town line) are considered major collectors. These

Functional Classification System

Principal arterials - serve interstate and interregional trips. These roads generally serve urban areas greater than 5,000 in population.

Minor arterials - serve cities, large communities, and other major traffic generators providing intra-regional a nd inter-regional traffic movements.

Major collectors- provides service to moderate sized communities and links intra-area traffic to nearby larger population centers.

Minor collectors - collect traffic from local roads and links them to all remaining smaller communities. All developed areas should be within a reasonable distance of a collector road.

Local roads - provide access for travel over relatively short distances. All roads not classified as arterials or collectors are local function roads.

routes are the predominant east-west corridor through the town and provide connectivity between the town's rural residences and the City of Bayfield, and to STH 13.

Minor Collectors

County Highway J (from Star Route Road to STH 13), and County Highway I (City of Bayfield to County Highway J) are the town's minor collectors. These routes collect traffic volumes from local roads and rural subdivisions near the City of Bayfield and provide connectivity to the City and to State Highway 13.

Local Roads

The balance of town roadways (not classified above) are considered to be local roads. These routes directly connect community residences, farms, and other businesses with the larger transportation framework.

Traffic Volumes

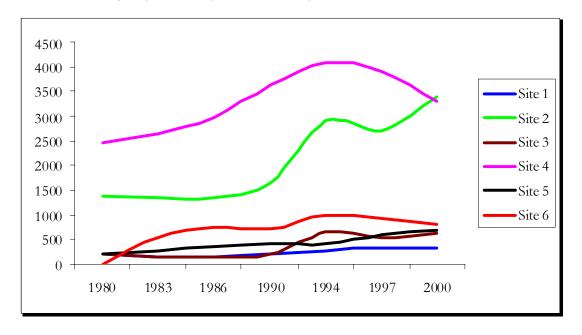
The volume of traffic on roadways within the Town of Bayfield corresponds to the road's functional classification. The Average Annual Daily Traffic (AADT) data in the table below represent estimates of daily traffic loads based on raw hourly counts and using seasonal, day-of-the-week and axle adjustment factors.

The highest traffic volume recorded between 1980 and 2000 was on State Highway 13, the main north-south corridor of the Bayfield Peninsula. County Highway J also experiences relatively high daily traffic volumes, likely due to proximity to the City of Bayfield and the nearby residential developments and tourist destinations.

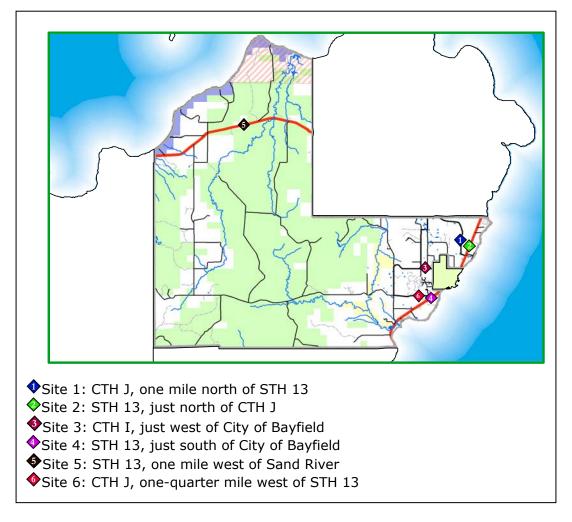
Traffic volumes vary widely on a seasonal basis, with the summer months of June, July, and August experiencing the greatest number of daily vehicles. Additionally, the highest volume traffic days of the week are Friday and Sunday, as tourists commute to the Bayfield Peninsula for weekend excursions.

Ta	Table II-2, Annual Average Daily Traffic (AADT) at Recorded Sites Town of Bayfield 1980-2000							
	1980	1983	1986	1990	1994	1997	2000	Period Change
Site 1	200	150	150	190	250	330	310	+110
Site 2	1360	1340	1340	1650	2900	2700	3400	+2040
Site 3	220	150	150	200	640	550	610	+390
Site 4	2440	2640	2960	3640	4100	3900	3300	+860
Site 5	190	260	350	390	390	590	680	+490
Site 6	n/a	540	720	710	1000	930	810	+270

Source: Wisconsin Highway Traffic, Department of Transportation District 7







According to the Wisconsin Department of Transportation (WIDOT), STH 13 between the City of Washburn and US Highway 2 will be moderately congested by the year 2020. It is likely that traffic volumes will also increase between Washburn and the City of Bayfield throughout this period. In fact, each of the recording sites analyzed displayed a marked increase in traffic volumes over the past 20 years. It is likely that traffic volumes along rural routes within the town have also increased significantly due to increased rural development, public land usage and tourism.

Traffic Safety

Analysis of accident data is important because it can help identify areas where roadway hazards may exist. Between 1990 and 2003 most roadway accidents in the Town of Bayfield were classified as non-intersection accidents. According to WIDOT, there were 150 non-intersection accidents recorded between January 1900 and July of 2003. Of those, 78 occurred along STH 13 and 11 occurred along CTH J. The town had one fatal non-intersection crash during the period of record, which occurred along STH 13.

WIDOT traffic crash data indicates that there were 16 intersection crashes during the period of study. Most of these occurred when vehicles traveling along STH 13

collided with vehicles entering the roadway from side roads. With the exception of the STH 13 / Hatchery Road and the CTH J / CHT I intersections, none of the sites analyzed had more than one accident occur during the recording period.

Table II-3, Non-Intersection Accident Sites/Intersection Accident Sites					
Town of Bayfield Non-Intersection Accident Sites*		Town of Bayfield Intersect Sites	Town of Bayfield Intersection Accident Sites		
Vehicle traveling on	Number	Intersection	Number		
STH 13	78	STH 13/Fish Hatchery Rd	4		
CTH J	11	STH 13/Ahnen Driveway	1		
CTH I	4	STH 13/Port Superior Rd	1		
Star Route Road	15	STH 13/Town Line Rd	1		
Valley Road	4	STH 13/CTH J	1		
Friendly Valley Road	3	STH 13/Squaw Bay Rd	1		
Hatchery Road	3	STH 13/Parks Driveway	1		
Manypenny Ave	3	CTH J/Turner Rd	1		
Olson Road	2	CTH I/Betzold Rd	1		
Trailer Court Road	2	CTH J/Fire Tower Rd	1		
		CTH J/Valley Road	1		
		CTH J/CTH I	2		

^{*}only includes roadways where there were multiple accident sites.

Roadway Improvement Projects

Town roads are improved on an as-needed basis. No formal roadway improvement plan exists at his time.

Rail Transportation

Currently, there are no operating freight or passenger railroads in the Town of Bayfield and no plans for their future development. While rail played a significant historical role in the development of Bayfield County, demand for rail service declined following the logging era.

Mass Transit

The Bay Area Rural Transit (BART) bus system provides mass transit to portions of Bayfield County, including portions of the Town of Bayfield. The north/south bus travels south on STH 13 from Red Cliff to Bayfield, Washburn, and Barksdale and on USH 2 to the City of Ashland's West End city route to the downtown area and hospital. BART busses are equipped with bicycle racks and wheelchair lifts. The BART system is the primary mass transit provider to the Town of Bayfield The BART system provides on demand commuter type transportation to rural residents and links the Town of Bayfield with the larger populated areas of Chequamegon Bay. The BART system is funded through federal assistance grants (50%) and the local tax base or other unrestricted state and federal funds (50%).

The Madeline Island Ferry Line (MIFL) provides passenger, bicycle, and automobile transportation between LaPointe (Madeline Island) and the City of Bayfield. There is

a fee for usage of this service, which is limited to the open water season. The MIFL provides limited benefit to Town of Bayfield residents as a mass transit provider due to the limited coverage area.

Local taxi and bus service, including a Greyhound line, is available in the nearby City of Ashland. Greyhound provides bus transportation to most major cities across the United States. The Bay Area Transport in Ashland provides local and long distance transit services on a fee basis.

Table II-4, Transit Services for Individuals with Special Needs					
Transit Agency or Community Program	Hours of Service	Cost/Eligibility Requirements			
Bayfield County Department of Human Services Aging and Disabilities Section	Mon-Fri 8:00am-4:00pm	Free to program eligible elderly or disabled individuals			
Bayfield County Department of Human Services Economic Support Section	Mon-Fri 8:00am-4:00pm	Transportation/lodging/meal reimbursement to MA eligible recipients for MA covered services ONLY. Prior authorization required.			
Headstart – Bayfield	Mon-Fri 8:00am-4:00pm	Free to participating family members			
Headstart – Red Cliff	Mon-Thur 8:00am-2:00pm	Free to participating family members			
Red Cliff Elderly Committee	Mon-Fri 8:00am-4:30pm	Eligibility requirements			
Washburn Senior Citizen Services	Tue-Fri 9:00am-4:00pm	Eligibility requirements			

Air Transportation

There are no public airports in the Town of Bayfield. The nearest public airports are the Madeline Island Airport, located in the Town of LaPointe in Ashland County, and the John F. Kennedy Memorial (ASX) Airport in the City of Ashland. JFK Memorial accommodates regional charter flights and provides airfreight service. Several private airfields are scattered throughout Bayfield County. The closest private airfield is the Petit Cache Airport located five miles north of the City of Bayfield.

The nearest major airport facility is the International Airport in Duluth, Minnesota. Complete service to general and corporate aviation is provided at the facility, with both Northwest and Mesaba airlines providing passenger service. Twenty-four hour U.S. Customs service is also available. Additional regional air facilities are located in Ironwood, Michigan (Gogebic-Iron County Airport).

Table II-5, Airport Specifications (select local and regional airports)						
Name	Location	Runway Length	Use Type	Distance ⁴		
Madeline Island	LaPointe, WI	3000'	Public	3.5 miles		
John F. Kennedy Memorial	Ashland, WI	5199', 3498'	Public	23 miles		
Petit Cache	Bayfield, WI	2000′	Private	5 miles		
Duluth International	Duluth, MN	5699', 10152'	Public	85 miles		
Gogebic-Iron County Airport	Ironwood, MI	6501′	Public	62 miles		

Water Transportation

Water was one of the first modes of transportation; and for that reason, the establishment of the south shore communities and their growth and development have been reliant upon Lake Superior and the rivers of the region. Early regional commerce was heavily reliant upon water travel; but with the advent of railroads and eventually highways, coastal communities began to rely less heavily upon the lake to move goods and people.

Coastal waterfronts have again become important components of the local economy. Adaptive reuse of coastal ports for recreation and tourism has replaced water-borne commerce on much of Lake Superior. Communities are now looking to their waterfronts for economic development potential and recreational boating.

Located 1.5 miles south of the City of Bayfield are the Pike's Bay and Port Superior Marinas. Pike's Bay Marina has 230 boat slips that range in size from 30 to 50 feet with 10-foot wide piers and 4-foot wide finger docks. Pike's Bay also offers other services and amenities including on-grounds boat storage facilities. The Port Superior Marina facility has 200+ boat slips and offers several on-grounds facilities and services. Within the City of Bayfield there are two harbor facilities, the City Dock and the Apostle Islands Marina. Both facilities have both permanent seasonal and transient boat slips available. Additional local harbor facilities exist at Red Cliff, Cornucopia, and the City of Washburn. For additional information on harbor and marina facilities, see the Utilities and Community Facilities section of the comprehensive plan.

The Apostle Islands Cruise Service, located in the City of Bayfield, offers a variety of scenic, narrated cruises, island shuttles, and lighthouse cruises & tours. A water-taxi service is also offered for up to six passengers per trip. This service is provided from the City of Bayfield to any of the Apostle Islands. Excursion boat tours and water taxi services run daily from late May through mid-October.

Commercial Trucking

The portion of State Highway 13 south of County Highway J in Bayfield County is classified as an "Official Designated State Truck Highway". This designation implies that the road design can accommodate the weight, length, and volume of commercial truck traffic. The remainder of Highway 13 is considered by WisDOT to

⁴ Driving distance from The City of Bayfield

be an "Other State Truck Highway". Commercial truck traffic occurs on other town roadways, but the volume of commercial traffic is significantly higher on STH 13.

Pedestrian and Bicycle Travel

According to the WisDOT, bicycling conditions vary in the Town of Bayfield. The best conditions for cycling are found along CTH I and CTH J, with moderate conditions found along STH 13 above of the City of Bayfield. Highway 13 from the City of Bayfield southward has wider road shoulders but also higher traffic volumes. Town roads in the Town of Bayfield are narrow and have very narrow shoulder widths. In addition, local town roads often have line-of-sight and road surface concerns, which make them less desirable as bicycle routes.

STH 13 along the eastern Bayfield Peninsula has been identified by WisDOT as a "State Highway Priority and Linkage". State Trunk highway segments that have been selected as Priority Corridors for bicycling will be given the highest priority for improvement by WisDOT. This connotation means that highway reconstruction projects along priority routes will strongly consider use of wider paved shoulders to accommodate bicycle traffic.

The Town of Bayfield, like most rural towns has limited pedestrian infrastructure. Sidewalks, pedestrian walkways, and crosswalks are commonly associated with urban communities but seldom found in the less densely populated rural areas. Most foot traffic in the town is considered recreational, either for exercise or pleasure. The relative distance from rural residences to the jobs, goods, and services located within the incorporated communities precludes most pedestrian commuting. Even in cases where pedestrian commuting is feasible, seasonal weather conditions make this choice of travel extremely difficult.

As noted above, the Town of Bayfield has limited opportunities for both pedestrian and bicycle transit. The rural nature of the community, weather, topography and road conditions make both forms of transportation difficult. Rural residents without access to other form of transportation such as private vehicles or taxis are faced with difficult challenges.

State and County Transportation Planning

Bayfield County does have a roadway maintenance plan but does not have a transportation plan. **The Bayfield County Land Use** Plan (BCLUP) addresses countywide transportation issues through a series of generalized goal and objective statements. Bayfield County has not yet developed an implementation strategy relative to the transportation portion of the Land Use Plan and no programs or policies have yet been developed. Plan objectives, if implemented, impact the Town of Bayfield. A direct impact of the county plan could be the designation of STH 13 as a scenic byway and/or the expansion of USH 2 to a four-lane highway through Bayfield County.

The State of Wisconsin has developed several transportation plans which may impact the Town of Bayfield. The **Wisconsin State Highway 2020 Plan** is a 21-year plan for Wisconsin's State Highway Trunk System. The plan predicts moderate congestion levels on STH 13 from USH 2 north to Washburn by the year 2020. The plan does not identify any highway improvement projects within the Town of Bayfield. The Master Contract Schedule for WIDOT and the 2002-2007 Major Projects Program also do not indicate any future state roadway or bridge improvements in the Town of Bayfield.

The **Wisconsin State Bicycle Plan** integrates bicycling into comprehensive state transportation planning. The plan encourages and promotes the use of cycling as a means of transportation throughout the State of Wisconsin. As highlighted previously in this chapter, the State Bicycle Plan identifies bicycle routes (areas with favorable conditions for bicycling). The plan also contains a series of policies and programs to improve bicycling conditions in the state.

The **Wisconsin State Airport System Plan 2020** determines the number, location, and type of aviation facilities required to adequately serve the state's aviation needs over a 21-year planning period, 2000 through 2020. The plan defines the *State Airport System* and establishes the current and future role of each airport in the system. Furthermore, the plan forecasts the level of public investment needed to meet federal and state requirements and to meet projected future demand. No airports in the Town of Bayfield are slated for improvements in the state's Five-Year Airport Improvement Plan.

The **Wisconsin Pedestrian Policy Plan 2020** guides policies, programs, and efforts on pedestrian transportation through the year 2020. It provides a statewide framework to increase walking and to promote pedestrian safety. The plan establishes goals, objectives, and actions regarding the provision of pedestrian accommodations that could be implemented. The plan also serves to help communities identify actions they can take to establish pedestrian travel as a viable, convenient, and safe transportation choice throughout Wisconsin

WIDOT has begun to draft a long-range transportation plan through the year 2030. **Connections 2030** will set forth a broad vision, as well as strategies and policies for all the state's transportation modes: highways, rail, air, water, pedestrian,

Transportation bicycle, transit, and local roads. The planning efforts undertaken as part of the **Wisconsin State Rail Plan 2020** will be rolled into the Connections 2030 process.



A significant plan for expanded rail service in Wisconsin is currently in progress. The Midwest Regional Rail Initiative (MRRI) is an effort to develop high-speed rail service within nine states of the upper Midwest, including Wisconsin. This new rail network, dubbed the "Midwest Regional Rail System", is designed to greatly improve passenger mobility and promote economic development within the region.

Town of Bayfield residents would be able to access the high-speed rail network by taking a feeder bus route from Duluth to the Twin Cities. Feeder bus service is also proposed to be available from Eau Claire to Tomah.

II. TRANSPORTATION GOALS AND OBJECTIVES

Goal: Ensure that transportation is adequate to the needs of the residents and visitors to the Town of Bayfield

Objective T-1: Complete an objective study of how current modes of public transportation, which access the area, might be improved and of the feasibility of expanding access by the addition of new ones.

Task 1: Designate the town roads which are most likely to bear increased traffic as a result of projected development and recommend they be given high priorities for improvement and maintenance by the Town Board so they are ready when development projects are undertaken.

Objective T-2: Cooperate with neighboring jurisdictions to improve transportation in the Town of Bayfield and the Region.

Task 1: Cooperate with City of Bayfield, Town of Russell, Red Cliff and Bayview Township to effectively plan for the future use and potential changes to Hwy 13 and to plan for Scenic By-Way designation of roads.

Task 2: Promote "Scenic By-way" designation of appropriate town roads with county and state officials.

Objective T-3: Improve traffic safety.

Task 1: Maintain a safe and efficient road system through the town.

- **Task 2:** Identify and prioritize high-risk traffic areas and develop plans and time frames to mitigate the hazards.
- **Task 3:** Identify and improve the carrying capacity and safety of routes that may be impacted by additional residential and commercial developments. Develop a long-range road maintenance and improvement plan.
- **Objective T-4:** Develop and maintain a system of signage and orientation markers that are informative, consistent in appearance, and are compatible with the rural character of the town.
- **Task 1:** Develop an ordinance that establishes guidelines for all signs as it relates to size, location, style, lighting, and maintenance.
- **Objective T-5:** Accommodate and encourage non-motorized transportation.
- **Task 1:** Work with county, neighboring towns, City of Bayfield, and private landowners to develop non-motorized trails (hiking, biking, skiing, dog sledding, horseback riding).
- **Objective T-6:** Develop a plan for motorized vehicle use within the Town.
- **Task 1:** Work with County, neighboring Towns, City of Bayfield, and private landowners to develop snowmobile and ATV trails within the town. Provide clear signage for trails. Acquire permanent easements for an approved trail into the City of Bayfield.
- **Objective T-7:** Explore options for public transportation within the Town.
- **Task 1:** Survey Town residents to determine what types of public transportation are needed. Contact and work with Bayfield Area Rural Transport (BART) to determine feasibility of additional services being provided to the Town residents. Encourage the creation of small transportation service for the elderly and disabled.
- **Task 2:** Assess the need for an air-strip which would provide a "fly in" capability for tourists, residents, and businesses in our area and which might also provide a base for tourism over-flights of the Apostle Islands archipelago and adjacent areas. Contact the Federal Aviation Administration, Ashland Airport Authority and other knowledgeable people on the requirements and economic feasibility of an airstrip. Explore locations for an airstrip.
- **Task 3:** Assess the economic value to the greater community of a plan to expand waterborne service between Ashland, Washburn, Bayfield, and Red Cliff to determine whether or not it should be promoted within our region. Contact the municipalities involved and discuss the desirability of waterborne transportation. Contact knowledgeable persons on the feasibility of such a system.

III. Public Utilities and Community Facilities

Introduction

The extent and capacity of public utilities and community facilities is an important consideration for future growth and community development. These facilities and resources are essential to ensure community health, safety, and well-being.



Community Water Supply

Private Wells

Groundwater from private wells is the primary source of household water in the Town of Bayfield. NR 812, Wisconsin Administrative Code, is administered by the Department of Natural Resources (DNR) regulates private wells in the State of Wisconsin.

Municipal Water Supply

There are no plans to establish a town-wide municipal water supply in the Town of Bayfield. The adjacent City of Bayfield is served by a municipal water supply (2 wells), which serves the city's 611 residents. A limited number of town residents bordering the city are also connected to the city's municipal water supply.

The Wisconsin Department of Natural Resources oversees the construction and operations of public water systems in Wisconsin, which are regulated under NR 123, 140, 141, 146, 809, 811, 812, and 845 of the Wisconsin Administrative Code.

Sanitary Districts

Sanitary districts are created by a town, village, city, and tribal government or by the Department of Natural Resources for the purposes of constructing and operating public water supply, sewage treatment, storm sewers, drainage improvements, and solid waste disposal facilities. These districts have the power to acquire property, levy special assessments, and collect charges for services.

The Pikes Bay Sanitary District is the only facility of this type in the Town of Bayfield. This facility is located about 1 $\frac{1}{2}$ miles south of the City of Bayfield on Sanitarium Road and serves the Port Superior Marina and Goldridge Condominium Development. The system serves approximately 325 people utilizing a stabilization pond treatment system.

The Pikes Bay Sanitary District and the City of Bayfield are in the process of building a joint sewage treatment facility. This will result in increased capacity over the existing system which will be owned and operated by a new organization, the Greater Bayfield Waste Water Treatment Plant Commission, comprised of representatives of the City of Bayfield and the Pikes Bay Sanitary District.



Table II-6, Current Flows and Loadings						
	PBSD					
Users	325 (estimated average)					
Flows and Loads						
Average	_					
Flow (mgd)	0.035					
BOD Load (lb/day)	67					
TSS Load (lb/day)	67					
Summer						
Flow (mgd)	0.041					
BOD Load (lb/day)	134					
TSS Load (lb/day)	4134					
Winter						
Flow (mgd)	0.024					
BOD Load (lb/day)	35					
TSS Load (lb/day)	35					

Source: Pikes Bay Sanitary District

Table II-7, Year 2025 Projected Flows and Loadings by Municipality							
	City of Bayfield	PBSD	Town of Bayfield				
Population	820	470	150-300				
Flows and Loads							
Average	-	-	-				
Flow (mgd)	0.193	0.046	0.018-0.036				
BOD Load (lb/day)	347	77	32-64				
TSS Load (lb/day)	354	77	33-66				
Summer							
Flow (mgd)	0.232	0.056	0.022-0.044				
BOD Load (lb/day)	464	170	54-108				
TSS Load (lb/day)	464	170	43-86				
Winter							
Flow (mgd)	0.174	0.023	0.016-0.032				
BOD Load (lb/day)	348	29	26-52				
TSS Load (lb/day)	348	29	27-54				

Source: Pikes Bay Sanitary District

Water Supply Quality

The water supply for the Town of Bayfield is generally very good to excellent. The Wisconsin Department of Natural Resources Bureau for Remediation and Redevelopment Tracking System (BRRTS) indicated that there are no known groundwater contamination sites in the Town of Bayfield.

Sewage Disposal

Most rural residences within the Town of Bayfield utilize private on-site waste disposal systems. In July 2000, the Wisconsin Department of Commerce implemented an administrative rule known as COMM 83. This rule allows homebuilders to install nine kinds of innovative septic systems. This new rule allows for development in rural areas that cannot be served by conventional systems. Title 15 of the Bayfield County Zoning Ordinance regulates sanitary and private sewage systems in the county and permits for construction of private on-site sewage disposal systems are required.

The Pikes Bay Sanitary District provides wastewater services for those residents living along Chequamegon Road and the condos and businesses associated with Pikes Bay, Waterford and Port Superior.

Stormwater Management

The management and regulation of stormwater is divided among federal, state, county, and local governments depending on the status of incorporation and size and the activities affecting stormwater. Towns that have a population of less than 10,000 and are not included in a priority watershed are not required to obtain municipal stormwater discharge permits under Administrative Code NR 216.

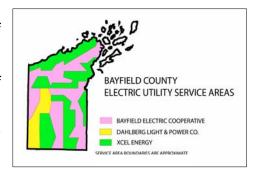
The Town of Bayfield does not maintain a stormwater management system to control and manage runoff (curb and gutter type systems). The town also does not have a plan for stormwater management.

Wisconsin communities can undertake a number of activities to help control nonpoint source pollution. These activities include promoting awareness through education programs to increase landowners' knowledge of nonpoint source pollution issues and conservation practices they can apply to reduce pollution providing training opportunities for local officials and road supervisors to address runoff from rural roads, promoting awareness of "best management practices" (BMPs) related to the protection of water quality, and undertaking stormwater management planning. The Wisconsin Coastal Management Program provides grant funding for non-point source pollution control to communities within the Coastal Zone of Lake Superior and Lake Michigan.

Public Utilities

Electric Service

Two electrical service territories divide the Town of Bayfield. Xcel Energy, based in Minneapolis, Minnesota, provides service to the northern and western portions of the town and to the City of Bayfield. The Bayfield Electric Cooperative (BEC) provides service to the eastern portion of the town. The BEC, based in Iron River, has approximately 7,000 members who are served by nearly 1,693 miles of distribution line. BEC operates a substation



located at the intersection of CTH J and Fish Hatchery Road. BEC indicates that existing capacity is adequate to meet current community needs, and service will be expanded concurrent to new development and chaning community needs.

Minor powerline corridors are located within the Town of Bayfield. The nearest major transmission line is the Xcel Energey line which runs parallel to US Highway 2 through the north-central part of Bayfield County. Powerlines which are part of the local distribution system are found in the Town of Bayfield.

Gas Transmission Lines

The Lakehead Pipeline, operated by Enbridge Energy Company, Inc., enters the county north of USH 2. This segment of pipeline is part of a liquid transmission network extending from western Canada to the northern United States and eastern Ontario. A natural gas pipeline owned by the Northern Natural Gas Company (ENRON Inc.) also crosses Bayfield County. This line delivers natural gas from the southwest United States to northern Michigan. The Great Lakes Pipeline also crosses Bayfield County north of USH 2 and is part of a high-pressure natural gas transmission network extending from Canada into the great lakes region.



Waste Management/Landfills

Prior to 1969, solid waste management in Bayfield County was handled at the local level. The Town of Bayfield and the City of Bayfield operated a licensed landfill west of the city on County Highway I. This facility was a trench landfill that received an estimated 874 tons⁵ of waste per year. (SE SW SEC 11, T50N, R4W) In 1969, all landfill operations in Wisconsin were required to be licensed as sanitary landfills. Under Wisconsin's Solid Waste Management Program and federal solid waste regulations, poorly located or improperly operated facilities were closed and new facilities were required to meet design and operational standards. Currently, there are no licensed sanitary landfills in Bayfield County. Solid waste is collected and

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⁵ Bayfield County Solid Waste Management Plan, 1985

hauled to regional drop-off sites, where it is then hauled to landfills in Sarona, WI (Washburn County) or Ontonogan, Michigan (Ontonogan County).

A shared recycling center located in the Town of Russell is utilized by the Town of Russell, the Town of Bayfield, and the City of Bayfield.

Voice Communications Services

CenturyTel Inc. provides voice communications services to most of The Town of Bayfield. A small portion of the southern part of the town (mostly public lands) is part of an unassigned territory.

Wireless communications are available in portions of the Town of Bayfield. The nearest wireless communications towers are located near County Highway C in the Town of Bell and the City of Washburn. There are currently no plans to develop additional wireless communications towers in the area.

IV. Public Services and Facilities

Town Facilities

The Town of Bayfield has a town hall located on County Highway J. The town also has two town garages located on the same property. Existing facilities are adequate to meet current and future needs. The town has no plans to develop additional town facilities.



Police

The Town of Bayfield does not have its own police force. The Bayfield County Sheriff's Department (BCSD) provides police protection service to the Town of Bayfield. The BCSD headquarters are located 12.5 miles south of the City of Bayfield in the county seat of Washburn. The county provides 24-hour service to an overall area of nearly 1,500 square miles.

Fire

The Town of Bayfield does not have a fire department. Currently, the town has an agreement with the City of Bayfield to provide fire protection. The fire department utilizes 2 pumper trucks (one 15,000 gallon/minute, one 12,000 gallon/minute), a 3000-gallon water tanker, brush truck, equipment van and SCVA air compressor for air tanks. The department responds to approximately 20-25 calls per year.

Ambulance and First Responders

The Bayfield Community Ambulance Service provides ambulance service to the Town and City of Bayfield. This service has two ambulances housed at the fire hall in the City of Bayfield. Both the town and city make annual contributions towards the acquisition of a new ambulance to replace one of the existing vehicles. The total number of calls for both the town and city were 130 in 2002 and 107 in 2003. On

average, response times were estimated to be 15 minutes for call in the Town, but may be as long as 20-25 minutes depending upon weather and road conditions.

There are also six certified first responders (EMT's) residing within the Town of Bayfield. These individuals are equipped with defibrillators, oxygen, and medical kits. First responders often arrive on-scene before ambulances arrive and are able to deliver critical medical services. Estimated first responder response time in the Town of Bayfield is 5-6 minutes, depending upon conditions.

Medical helicopter transport is also available in the Town of Bayfield. Patients are transferred from a landing site south of the City of Bayfield to regional facilities in Duluth, Minnesota. The Town of Bayfield averages two helicopter transport calls per year. Response time for this service is approximately 25 minutes.

Public Libraries

There are no public libraries within the Town of Bayfield. The nearest public libraries are the Bayfield Carnegie Public Library on North Broad Street in the City of Bayfield and Mazinaigan Waakaaigan in Red Cliff. The Bayfield Carnegie Library has over 20,000 items available for checkout, including DVDs, books on tape and CDs, and over 2000 videos and magazines. The library also has five publicly accessible computer terminals and a public meeting room.

The Bayfield Carnegie Public Library is part of the WISCAT (Wisconsin Library Catalog) system, which allows users to search a statewide library database for Wisconsin over the internet. The library then acquires the materials through interlibrary loans from other institutions. This service is provided free of charge.

Other nearby libraries include the Washburn Public Library in the City of Washburn, and the Madeline Island Public Library in LaPointe.

Given the accessibility to materials provided by the facility in Bayfield and the WISCAT interlibrary loan system, the existing access to libraries is adequate to meet existing and projected future demand.

Both Mazinaigan Waakaaigan and the Bayfield Carnegie are part of the Northern Waters Library Service (NWLS). NWLS is made up of several libraries in the northwest and north-central portion of Wisconsin. This consortium of libraries maintains a catalog of member library collections, MERLIN, from which each member may borrow. This cooperative group virtually enlarges each individual library's offerings by the number of books in the total system.

Public Schools

The Town of Bayfield is located within the Bayfield School District (BSD). The BSD 2000-2001 total enrollment within the district was 544 students. The 2004 BSD estimate was 570 students. The Bayfield elementary, middle and high schools are located on Sweeny Avenue in the City of Bayfield. The 2000-2001 enrollment in the elementary school was 224 students, with 15 FTE teachers. Middle school enrollment was 122, with 4.7 FTE teachers. high school enrollment in 2000-2001 was 181, with 7.4 FTE teachers.

Grade	PK	KG	1	2	3	4	5	6	7	8	9	10	11	12
Students	12	34	32	33	43	33	37	36	40	46	48	44	41	48

Source: 2000-2001 National Center for Education Statistics (NCES)

According to the BSD, the existing facilities are currently near or at capacity. A recent expansion increased the size of the cafeteria and elementary school. There are no plans for future facilities expansion.

Post-Secondary Education Facilities

The nearest post-secondary education facility to the Town of Bayfield is Northland College, a four-year private liberal arts/environmental college in Ashland. The nearest University of Wisconsin System School is the UW-Superior Campus in the City of Superior.

Wisconsin Indianhead Technical College (WITC) in Ashland offers a variety of twoyear career programs and technical certificates.

Health Care Facilities

The nearest 24-hour regional medical center is the Memorial Medical Center (MMC) in the City of Ashland. The MMC facility has 155 beds and 47 full-time physicians on staff. Some of the services provided by MMC include: inpatient and outpatient services including medical-surgical, intensive care, obstetrics including labor, delivery, postpartum and recovery (LDPR) suites, behavioral health services, and 24-hour emergency care.

The nearest clinic facilities are the Kreuser Clinic in the City of Washburn and the Red Cliff Community Health Center (RCCHC), which is owned and operated by the Red Cliff Band of Chippewa Indians. The RCCHC is a single doctor clinic, located on the reservation. The majority of patients are Native American and a few non-Indians from the local community.

Nursing Homes/Senior Care Facilities

No state licensed nursing homes or assisted living facilities are found within the Town of Bayfield. Senior residents must be able to live independently or with friends or relatives. Services provided by the Bayfield County Department of Human Services (DHS) are available to residents in the Town of Bayfield. Services provided by DHS are designed to allow seniors to live independently by providing basic needs such as meals, transportation, and other support services.

The Northern Lights Health Care Center in the City of Washburn provides assisted living, long-term care, and short-term skilled nursing and rehabilitation services. This 75-bed facility is the only state licensed facility in Bayfield County.

Day Care Facilities

There are no state licensed or county certified day care facilities in the Town of Bayfield. The nearest licensed provider is located in the City of Washburn. The Red Cliff Early Childhood Center provides child care, Head Start, Early Head Start, and other services to children living on the reservation and in northern Bayfield County. The Red Cliff Child Care Agency also offers a certificate program to allow families access to the full range of child care options in the community.

According to the 2000 US Census, nearly 25 percent of Town of Bayfield residents were aged 14 and under. This figure represents a significant proportion of the town's overall population. Day care service is notably lacking within the community and surrounding area.

Cemeteries

There are four cemeteries in the Town of Bayfield. Three of the town's cemeteries are located west of the City of Bayfield on County Highway I. These include Calvary Catholic, Evergreen, and the most recent (1999) Greenwood. An Indian settlement/Russian/Belanger unmarked cemetery is located north of Star Route Road in the southwest quarter of Section 17. With the recent development of the Greenwood Cemetery, the Town of Bayfield has adequate cemetery facilities to meet existing needs and the community needs throughout the planning horizon of 20 years.

V. Parks and Recreation Lands

Federal

A portion of the Apostle Islands National Lakeshore is within the Town of Bayfield. The lakeshore encompasses a total of 69,372 acres of land within the mainland coast of the Bayfield Peninsula and 21 of the 22 Apostle Islands. Within the town are 6.5 miles of mainland coast and 11.3 miles of island coastline, which are part of the lakeshore, encompassing nearly 4,160 acres of land. Sand and Eagle Islands are also part of the lakeshore. The lakeshore is open to the general public on a year-round basis. Public facilities, which are part of the lakeshore, include the headquarters and museum in the City of Bayfield, the Little Sand Bay visitor center, the Stockton Island visitor center, and the Apostle Islands Cruise Service tour boat. All public facilities within the lakeshore have posted hours and are compliant with the Americans with Disabilities Act.

State of Wisconsin

The Bayfield State Fish Hatchery is located along State Highway 13 between the cities of Washburn and Bayfield. This facility serves as broodstock, hatchery, and rearing station for Brook Trout, Brown Trout, Lake Trout, Steelhead, Splake, Coho and Chinook salmon. This facility has a visitor's center and offers group tours.



The South Shore State Fishery Area (SSSFA) surrounding Pikes Creek and North Pikes Creek is a Wisconsin Department of Natural Resources land acquisition project which includes several areas along the south shore. The SSSFA area within the Town of Bayfield is approximately 943 acres of land. The overall project was approved in 1992 with an acquisition goal of 8,690 acres in the entire SSSFA. The project aims to maintain and enhance highly valuable coastal wetlands and watersheds supporting migratory trout and salmon species. The fishery area is open to the public on a year round basis. There are no facilities associated with this fishery area.

Big Bay State Park on Madeline Island (Ashland County) is the nearest State Park.

Bayfield County

The only county-owned recreation lands in the Town of Bayfield are the Bayfield County Forest. County forest lands within the town encompass 32,632 acres of land. These lands are open year-round to the general public for hunting, fishing, camping, and other forms of recreation, unless otherwise posted. There are no facilities associated with these lands.

There are no existing county parks, picnic areas, camping areas, or other county-owned recreational lands or facilities in the Town of Bayfield. The nearest county park is Big Rock County Park and Campground, 3 miles northwest of the City of Washburn.

Town of Bayfield

One small Town owned public recreational area is on Star Route in the Belanger Settlement. However, no other facilities exist within the Town.

City of Bayfield

The City of Bayfield owns and operates Dalrymple Park and Campground, north of the City of Bayfield on State Highway 13. The city also owns a public beach, located at the end of Washington Avenue. The City of Bayfield Waterfront Park and municipal dock also provide amenities and facilities for visitors.

VI. RECREATION FACILITIES

Marinas and Boat Launches

Several marina and boat launch areas/facilities are found within the Town of Bayfield and the surrounding area. A more detailed description of these facilities is found in the *Coastal Resources* chapter of the Town of Bayfield Comprehensive Plan. The interior portions of the town have no large lakes. Bridges and carry-in launching provide river access.

Campgrounds

Numerous campground facilities are found within the Town of Bayfield and surrounding area including:

<u>Dalrymple Campground</u> City of Bayfield owned and operated <u>Apostle Island Area Campground</u> 1/2 mile south of the City of Bayfield <u>Buffalo Bay Campground and Marina</u> north of the City of Bayfield

Numerous camping opportunities exist within the Apostle Islands National Lakeshore (undeveloped campgrounds), The Bayfield County Forest (undeveloped-dispersed camping), and the Chequamegon National Forest (developed/undeveloped-dispersed camping).

Golf Courses

The nearest public Golf Course is the Apostle Highlands Golf Course located within one mile west of the City of Bayfield. This course is a 6,332-yard, 18 hole championship course offering challenging golf and views of Lake Superior.

Winter Sports

The Mt. Ashwabay Winter Sports Area is located in the Town of Bayfield off of Ski Hill Road 1 ½ miles west of State Highway 13. This area features downhill, snowboarding, and cross-country skiing opportunities. The hill has a summit elevation of 1,286 feet, a 317-foot vertical drop, 5 lifts, and 14 runs. Additional cross-country skiing and snowshoeing opportunities are available within the South Shore State Fishery Area, the Bayfield County Forest, and the Apostle Islands National Lakeshore.



Mt. Ashwabay is also the site of the Lake Superior Big Top Chautauqua, a renowned performing arts organization and professional tent theatre.

Trails

Opportunities for trail use/recreation are abundant in the Town of Bayfield and all of Bayfield County. Several miles of ungroomed forest roads provide snowmobile riding opportunities.



Bayfield County has an extensive network of designated ATV trails. The trail network extends through the Chequamegon National Forest, Bayfield County Forest lands, and some private properties.

The Lake Superior Water Trail is a mapped water trail extending 90 miles through the Apostle Islands. The Bayfield Peninsula/Apostle Islands segment of the trail begins at the community of Port Wing, winding through the islands and along the mainland coast to the City of Ashland.

The extensive unmarked trail network through the Bayfield County Forest also provides opportunities for mountain biking, hiking, hunting, and other recreational opportunities.

Numerous walking and bicycling trails are available within the Town and City of Bayfield. They include the Brownstone Trail from the City to Port Superior, the Pikes Creek Trail and the Great Ravine walking trail from Bayfield High School to the Peterson Conservancy lands in the Town. Also, Cross Country ski trails are prevalent at the Mount Ashwabay Ski Area and in several other areas of the Town.

Needs

Public parks and recreation land in the Town of Bayfield can generally be characterized as adequate to meet the existing and projected future needs of the community. Public facilities such as picnic areas and playgrounds are noticeably absent from the immediate community but are available in nearby communities.

The National Recreation and Park Association suggests that a park system, at a minimum, be composed of a total of 6.25 to 10.50 acres of developed open space per 1,000 population. While this standard is designed for urban areas, it is applicable to rural communities as well.

Community Services and Facilities

The map on the following page depicts the location of existing community facilities and infrastructure (including recreational) in the Town of Bayfield and the immediate vicinity.

VII. PLANNING FOR THE FUTURE

Population Growth

The Town of Bayfield is expected to increase in population throughout the planning period (2025). Coupled with this increase is the expected increase in the transient tourist population and second-home development. These factors will place additional strain upon the local infrastructure and the services provided by the town and Bayfield County.

Financial Constraints to Expansion

Development of new community facilities and services requires financial commitments from the town. The Town of Bayfield relies heavily on shared revenue and transportation aids from the State of Wisconsin. The state shared revenue program was started in 1911 with enactment of the state income tax. At enactment, 10 percent of the proceeds were retained by the state, 70 percent were paid to the municipality where the taxpayer resided, and 20 percent were paid to the county where the taxpayer resided. These percentages were changed over time to reflect changes in state and local fiscal needs. In keeping with this precedent, when other state taxes were enacted, a percentage of the proceeds were also shared with local governments on a return-to-origins basis. The estimated amount of state shared revenue for the Town of Bayfield is \$21,789⁶.

The future of the shared revenue program is unclear at this time. If this revenue source is depleted or lost, it will greatly constrain the town's finances.

Many of the services provided to the town come from providers outside of the community, such as Bayfield County and the State of Wisconsin. Financial constraints of other jurisdictions equate to less money and resources available to the Town of Bayfield.

Sources of Funding

The primary mechanism for funding the development or expansion of community facilities and services in the Town of Bayfield is going to be state and federal grant funds. Some of the potential funding sources include:

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Wisconsin Department of Transportation

RTAP Rural Transit Assistance Program (WIDOT) Rural and Small Urban Area Public Transportation Assistance Program Wisconsin Employment Transportation Assistance Program Elderly and Disabled Transportation Assistance Program

Wisconsin Department of Natural Resources

Environmental Loans
Environmental Assistance Grants
Land and Recreation Financial Assistance Grants

⁶ Wisconsin Department of Revenue figure

Wisconsin Department of Commerce

Community Development Block Grant for Public Facilities (CDBG-PF)
Community Development Block Grant for Public Facilities (CDBG-PFED)

Wisconsin Board of Commissioners of Public Lands

State Trust Fund Loan Program

Wisconsin Coastal Management Grants

Coastal Land Acquisition
Coastal Wetland Protection and Habitat Restoration
Nonpoint Source Pollution Control
Coastal Resources and Community Planning
Great Lakes Education
Public Access and Historic Preservation

Federal Government

Rural Development Community Facility Grants (USDA) Fire Administration Grants (FEMA) Community Facilities Guaranteed Loan Program (USDA) USDA-Rural Utilities Services (RUS)

Additionally, the State of Wisconsin is relying heavily on local units of government to consolidate and share services and facilities. Future legislation may provide greater incentives for intergovernmental cooperation. It is in the town's best interest to explore the possibility to share and consolidate services with adjacent jurisdictions in order to take advantage of the financial rewards and to improve local service and facility deficiencies.

VIII. PUBLIC UTILITIES AND COMMUNITY FACILITIES GOALS AND OBJECTIVES

Goal: Ensure that adequate utilities and community facilities are timely available and commensurate with the expected growth of the Town.

Objective UCF-1: Identify current and future needs for utility upgrades.

Task 1: Develop a plan to ensure utility upgrades enhance the rural characteristics of the town and lakeshore views.

Task 2: Develop a plan to ensure utilities are compatible with neighboring communities zoning regulations.

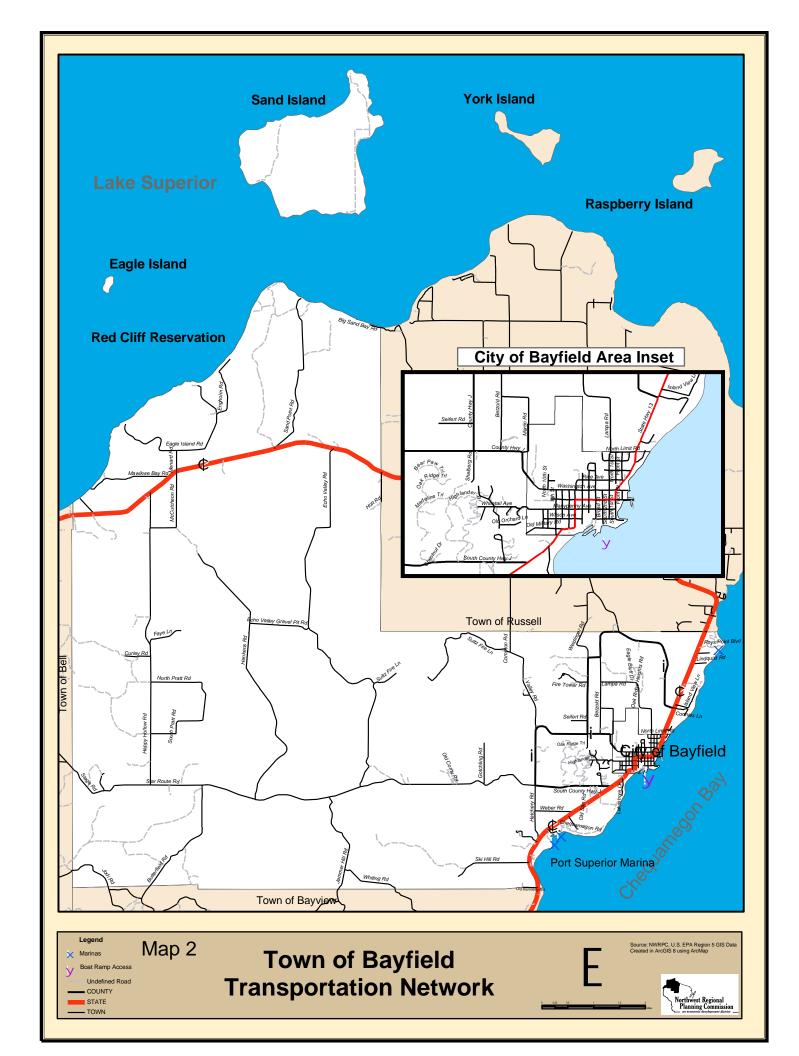
Task 3: Identify current and future needs for utility upgrades.

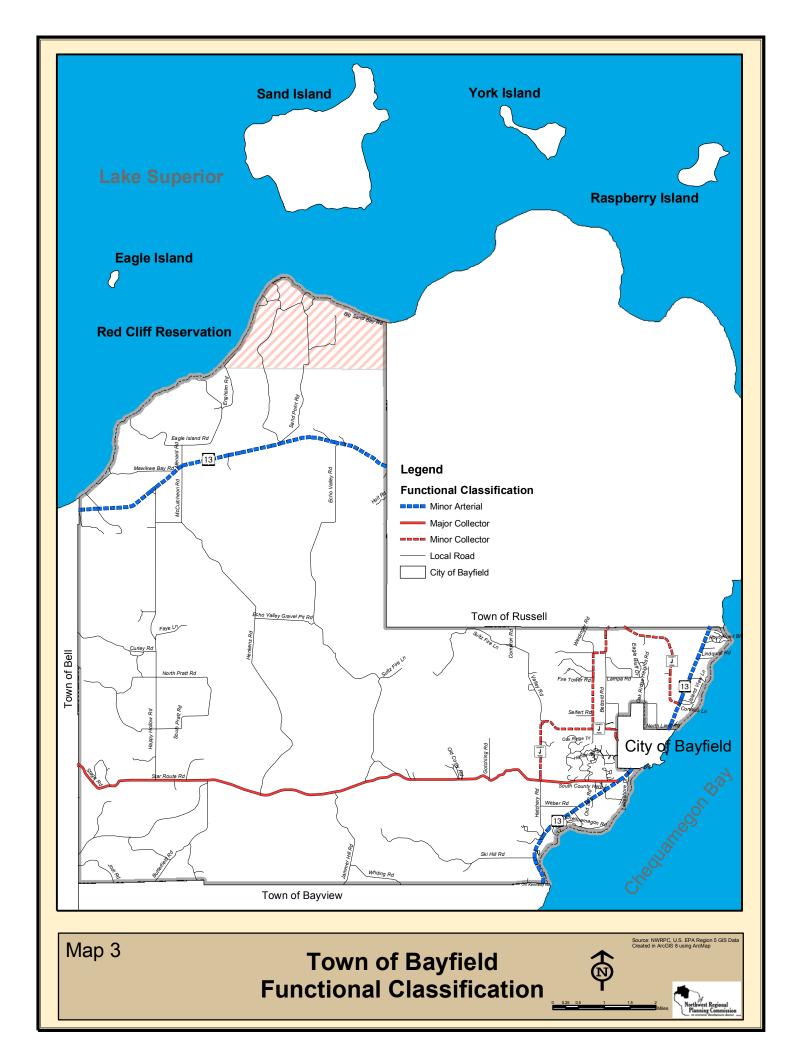
Objective UCF-2: Work cooperatively with utility providers and adjacent units of government when planning for utilities and community facilities.

Task 1: Work cooperatively with utility providers to ensure that a wide range of high-quality communication and energy services remain available.

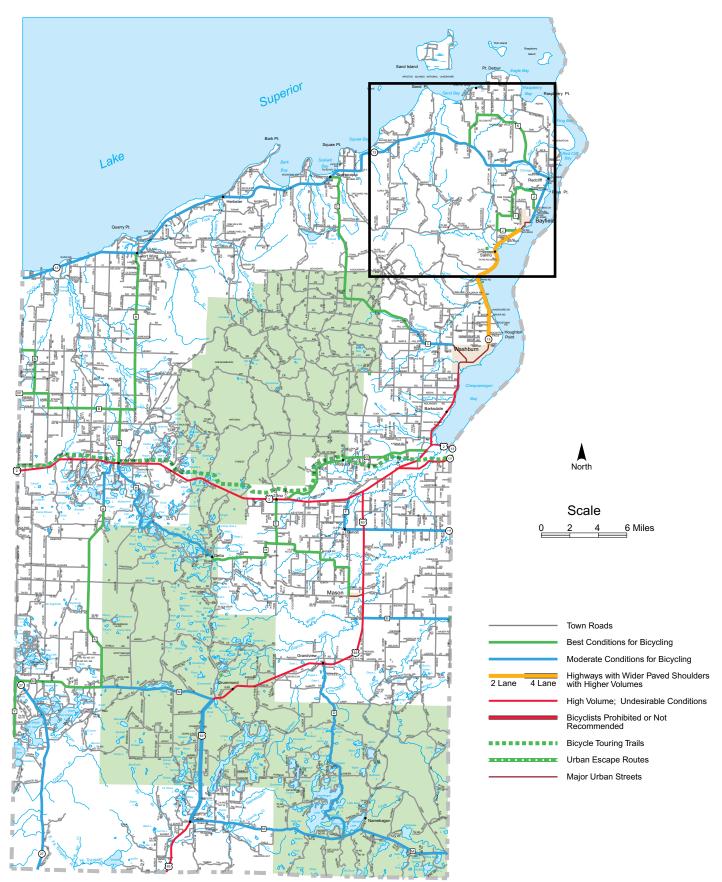
Task 2: Take a pro-active role in joint planning efforts with the towns of Russell, Bayview, the City of Bayfield and the Red Cliff community in coordinating municipal sewer, water, storm water and other infrastructure development.

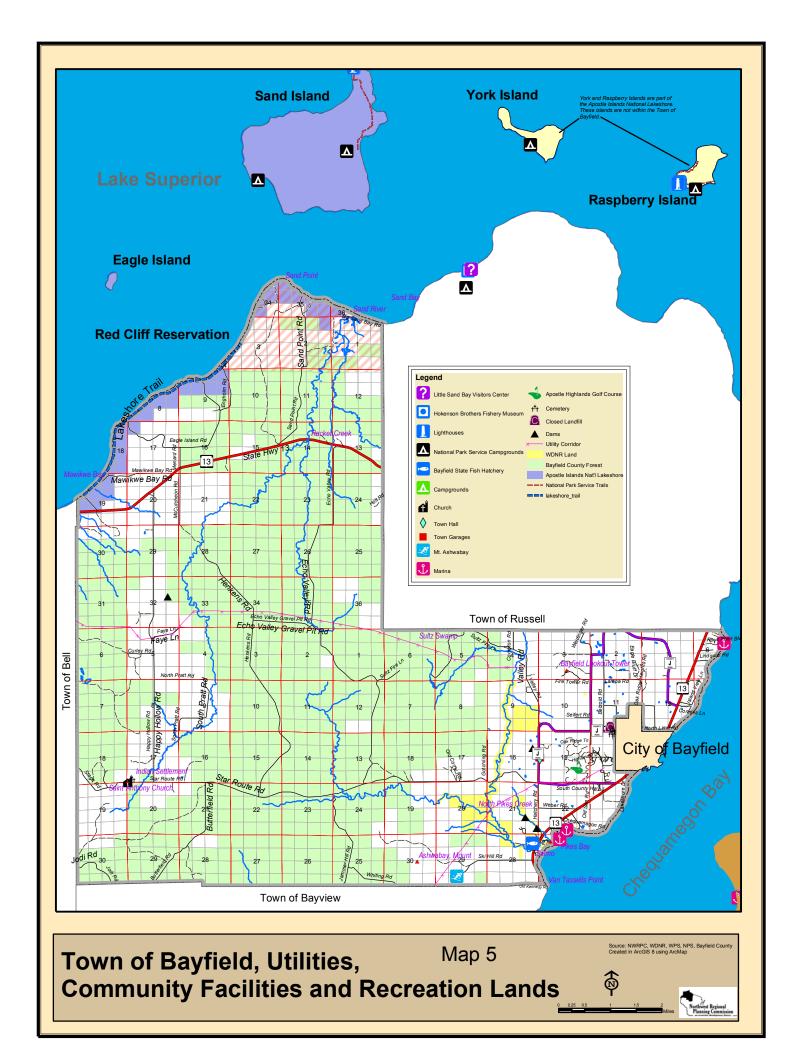
Task 3: Work cooperatively with the Pikes Bay Sanitation Commission in order to facilitate necessary sanitary services in balance with preservation and economic development needs of the Town.

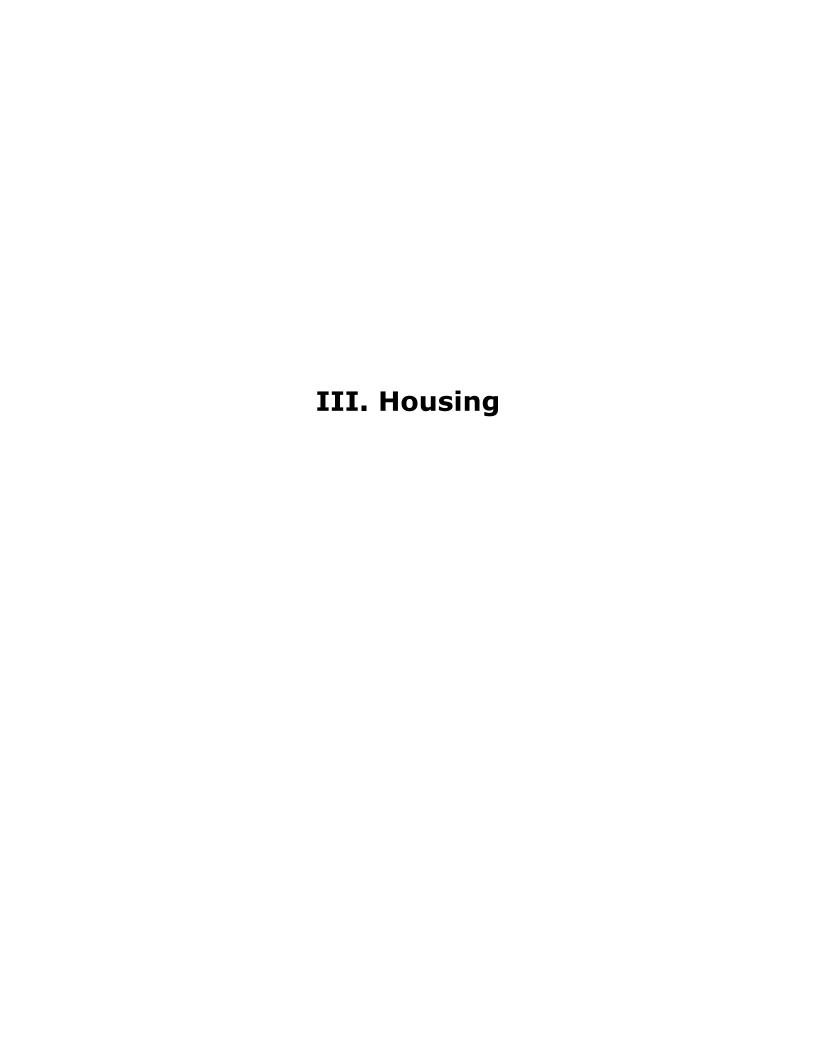




Bayfield County







I. BACKGROUND



The relationship between housing and town government is not always well defined. Rural towns generally are not housing developers nor do they usually have a housing authority or administrative staff to provide oversight on community housing issues. Towns can, however, influence the provision of housing through land use regulations and through the provision of municipal services such as roads and infrastructure.

Rural towns in Wisconsin are characterized by a predominance of *single-family homes*. These homes may be farmsteads, non-farm homesteads ("the back 40"), rural lots, or parts of rural subdivisions or hamlets (unincorporated communities). Single-family housing development is generally considered to be long-term housing, with most residents remaining in the community until retirement age or beyond. This form of

development is evident within the Town of Bayfield's community land use pattern.

A divergence from the typical rural housing pattern becomes evident when examining the town's housing characteristics in detail. According to the 2000 U.S. Census, there were a total of 491 housing units. Of that total, 200 were recorded as "seasonal, recreational, and occasional use" units. A comparison of the community housing profiles from 1980-2000 shows a dramatic increase in the number of seasonal/recreational homes.

A 20-year increase of 127 housing units is coupled with an increase of 140 seasonal/recreational units. The fact that the overall proportion of seasonal units is increasing suggests that a large portion of the newly constructed units are being built for seasonal/recreational purposes. Evidence also suggests that a number of seasonal/recreational units are being converted for use as year-round homes

The growing trend of seasonal/recreational housing development coupled with the seasonal to permanent housing unit conversion may pose challenges in the future. The increasing influx of older aged residents creates a larger upper age cohort (see community demographics), which may require additional services and present other special-needs challenges.

II. CENSUS HOUSING PROFILE



In 1980, there were 364 total housing units in the Town of Bayfield; by the year 2000, this number had increased to 491, an increase of 34.9 percent in just 20 years. During this same period, the population of the town only increased by 3 percent. The number of **households** also increased by 29.2 percent between the years 1980 and 2000. Households are defined as "a person or group of persons who live in a housing unit." These equal the count of occupied-housing units in a traditional census. The disproportionate rate of increase between population and the number of housing units has led to a steadily declining average household size. This means that on average there are fewer people living in households in the Town of Bayfield. Family sizes are decreasing.

Table III-1, Town of Bayfield Historic Housing Profile						
Town of Bayfield	1980	1990	2000			
Total Housing Units	364	355	491			
Total Occupied Housing Units	202	220	261			
Owner Occupied Housing Units		190	226			
Renter Occupied Housing Units		30	35			
Seasonal Units	60 ⁷	97	200			
Average Household Size	3.0	2.7	2.3			

Table III-2, 2000 Total Housing Units							
Geography	Total Housing Units	Occupied (Households)	Vacant				
Town of Bayfield	491	261(53.2%)	230 (46.8%)				
Town of Bayview	283	197 (69.6%)	86 (30.4%)				
Town of Bell	412	115 (27.9%)	297 (72.1%)				
Town of Russell	506	406 (80.2%)	100 (18.8%)				
City of Bayfield	403	289 (71.7%)	114 (28.3%)				
Bayfield County	11,640	6,207 (53.3%)	5,433 (46.7%)				
State of Wisconsin	2,321,144	2,084,544 (89.8%)	236,600 (10.2%)				

In the Town of Bayfield, there are 230 housing units which are classified as vacant. The largest proportion of these dwellings are classified as seasonal, recreational, and occasional use units. Over the past 20 years, the number of housing units in this category has increased by 233 percent. Additional vacant housing units include those units which were for sale or rent or sold or rented at the time of the census. Those units which are classified as "other vacant" are housing units which do not fit

⁷ The 1980 Census did not designate a specific category for Seasonal Housing Units. The 1980 figures are the number of Year-Around Housing Units subtracted from the Total Housing Units and may not be the most accurate gauge of Seasonal Housing Units in Bayfield County. They are included here as a point of reference only.

into any of the other categories. These may include units held for occupancy by a caretaker or janitor and units held for personal reasons of the owner.

Table III-3, 2000 Vacancy Status (Vacant Housing Units)							
Geography	Total	For rent	For sale	Rented or sold, not occupied	Seasonal, Recreational and Occasional Use	Other vacant	
Town of Bayfield	230	3	15	1	200	11	
Town of Bayview	86	1	1	0	77	7	
Town of Bell	297	5	2	2	284	4	
Town of Russell	100	1	0	2	83	14	
City of Bayfield	114	11	5	1	91	6	
Bayfield County	5,433	57	66	53	4,922	335	
State of Wisconsin	236,600	38,714	17,172	9,386	142,313	28,810	

Seasonal, Recreational, and Occasional Use Housing Units

The Town of Bayfield has a higher 10-year rate of increase in seasonal, recreational, and occasional use housing units than adjacent communities, Bayfield County, and the State of Wisconsin. The Town of Bayfield had the second highest numeric increase in the total number of seasonal, recreational, and occasional use housing units among Bayfield County units of government between 1990 and 2000. Only the Town of Barnes added more housing units of this type.

Table III-4, Seasonal and Recreational Housing							
Geography	1980 Seasonal Units	1990 Seasonal Units	2000 Seasonal Units	10 Year Percent Change			
Town of Bayfield	60	97	200	106.2%			
Town of Bayview	16	49	77	57.1%			
Town of Bell	206	244	284	16.4%			
Town of Russell	24	52	83	59.6%			
City of Bayfield	2	65	91	40.0%			
Bayfield County	3,154	4,430	4,922	11.1%			
State of Wisconsin	137,059	150,600	142,313	-5.5%			

2000 Housing Tenure (Occupied Housing Units)

Occupied housing units are subdivided into two categories, owner occupied and renter occupied. Owner occupied units are primarily single-family homes. This is the dominant form of housing in the Town of Bayfield. Rental housing comprises slightly over 13 percent of occupied housing units.

Table III-5, Housing Tenure							
Geography	Total Units	Owner Occupied	Percent	Renter Occupied	Percent		
Town of Bayfield	261	226	86.6%	35	13.4%		
Town of Bayview	197	183	92.9%	14	7.1%		
Town of Bell	115	105	91.3%	10	8.7%		
Town of Russell	406	251	61.8%	155	38.2%		
City of Bayfield	289	194	67.1%	95	32.9%		
Bayfield County	6,207	5,127	82.6%	1,080	17.4%		
State of Wisconsin	2,084,544	1,426,361	68.4%	658,183	31.6%		

2000 Units on Structure (SF3 data)

Most housing units in the Town of Bayfield are one unit, detached, or dwelling units for one family which are not attached to any other structure. These are primarily single-family dwelling units. One family attached structures include rowhouses, townhouses, and duplexes. Mobile homes have become an increasingly popular form of housing in many communities. Mobile homes are often not a desirable form of housing from a community character standpoint.

Table III-6, Units in Structure						
Town of Bayfield Total Units						
1 unit, detached	358					
1 unit, attached	83					
2 units	8					
Mobile Homes	40					
Boat, RV, van, etc.	3					

III. HOUSING SUPPLY

Distribution

Housing distribution in the Town of Bayfield is primarily correlated with the transportation network (linear development), with most residential dwellings located along STH 13 and County Highway J, routes which provide the most convenient access to incorporated communities. The rural town roads are developed to a lesser density. Housing development is noticeably absent from much of the interior township due to the presence of a large tract of county forest. Additionally, the Apostle Islands National Lakeshore and the Red Cliff Reservation limit residential development along the town's northern Lake Superior shoreline.

Housing Choices

The vast majority of occupied housing units in the Town of Bayfield are single-family homes. While prevalent, this type of housing may not be affordable or desirable to all members of the community. Other living options such as apartment complexes or condominiums are limited within the community, with the exception of the Goldridge Condominium development. These types of development typically require municipal sewer and water services which are not presently available in the outlying community. Alternative housing choices are available in the nearby communities of Bayfield and Washburn where municipal services are available and within the Pikes Bay Sanitary District (Goldridge).

Rental Housing

Rental units comprise slightly over 7 percent of the total housing units in the Town of Bayfield. The 2000 U.S. Census indicated that there were 35 rental units. These units are not federally subsidized housing units, which would accommodate lower-income households by providing financial rental assistance. The proportion of rentals in the Town of Bayfield as compared to neighboring jurisdictions is fairly equal, with the exception of the Town of Russell, which has nearly a third of the total housing units classified as rentals.

Senior Housing

The provision of housing for seniors has become an increasing problem in both urban and rural communities over the past 20 years. Often times, senior residents continue to live in their homes or in the company of relatives when alternative living arraignments are unaffordable or unavailable. The special requirements of senior residents often will require them to move out of the community to places where the services and facilities are available and/or affordable. Currently, the Town of Bayfield does not have any designated senior living/assisted living centers. These facilities are available in the nearby communities, and Bayfield County does provide programs to assist seniors.

While this type of development does not currently exist within the town, it is certainly feasible for small-scale senior living facilities to be developed in the future. The fact that most of the town is not serviced by municipal sewer and water could prove to be a limiting factor for such a development, although infrastructure development or an extension of existing services would mitigate this concern. Access to medical services is another potential concern with respect to senior living facilities. The nearest hospital is in Ashland, nearly 23 miles from the southern border of the Town of Bayfield. The town should consider the distance from existing health care facilities when examining future projects of this nature. If a senior living facility is developed within the town, the State Highway 13 corridor would be a likely choice given proximity to medical services, stores, restaurants, and other amenities.

Housing Characteristics

Determining the supply of available housing within a community involves more than simple examination of the numbers of physical structures. The relative age, size, composition\configuration, and type of structure are all factors which determine housing availability. For example, while many individual housing units may exist within a given community, these units may not have qualities which make them desirable to future buyers. Furthermore, it is possible that certain structure types are not desirable from a community character perspective, and their continued development may generate "rural character" problems and health or safety concerns. While it is a goal of the community to provide housing opportunities which meet the varied financial capability of residents, this concern must be balanced among the larger community-wide rural aesthetics and character concerns.

Structural Characteristics

The age of housing stock within a community can provide a general measure of housing quality. **In general**, older housing stock requires more repair and maintenance than new housing. Within the Town of Bayfield, the majority of housing units were constructed prior to 1939, indicating that significant portion of community housing may be in need of repair. The Town of Bayfield does not have a housing maintenance program or rental inspection program. As dwellings continue to age and begin showing signs of disrepair, the community should consider policies to maintain the quality of housing that exists today.

Table III-7, Year Built								
	Wisconsin	Bayfield County	City of Bayfield	Town of Bayfield	Town of Bayview	Town of Bell	Town of Russell	
1999 - Mar 2000	50,735	543	6	58	23	36	18	
1995 - 1998	170,219	1,013	9	78	50	31	51	
1990 - 1994	168,838	756	2	27	28	45	37	
1980 - 1989	249,789	1,361	55	70	31	65	104	
1970 - 1979	391,349	2,077	53	92	37	64	125	
1960- 1969	276,188	1,423	21	26	22	48	67	
1950 -1959	291,948	816	12	18	10	23	9	
1940 - 1949	178,914	902	6	7	24	9	30	
1939 or earlier	543,164	2,749	240	116	57	74	61	

Physical Characteristics

The physical characteristics of community housing are important in defining the quality of housing stock. The number of rooms, kitchen facilities, and plumbing and heating systems are all factors which can be used to define the quality of housing stock. These measures are among those collected by the census bureau as part of the decennial census and not the only quality benchmarks the community should consider. It should also be noted that in the absence of a complete housing inventory and evaluation, it is difficult to assess the quality of individual housing.

2000 Number of Rooms

According to the census the median number of rooms of housing units in the Town of Bayfield is five. Most housing units within the community have either two or three bedrooms.

Table III-8, 2000 Kitchen and Plumbing Facilities							
Geography	Complete kitchen facilities	Lacking complete kitchen facilities	Percent Lacking	Complete plumbing facilities	Lacking complete plumbing facilities	Percent Lacking	
Town of Bayfield	433	59	13.6%	415	77	18.6%	
Town of Bayview	251	31	12.4%	238	44	18.5%	
Town of Bell	314	81	25.8%	300	95	31.7%	
Town of Russell	445	57	12.8%	445	57	12.8%	
City of Bayfield	397	7	1.8%	402	2	0.5%	
Bayfield County	10,407	1,233	11.8%	10,264	1,376	13.4%	
State of Wisconsin	2,286,811	34,333	1.5%	2,288,988	32,156	1.4%	

The Town of Bayfield has a higher proportion of housing units which are lacking both kitchen and plumbing facilities than the State of Wisconsin.

IV. HOUSING DEMAND

Housing Costs

Housing affordability is one of the greatest issues facing rural communities today. In many communities, the costs of housing are rising faster than personal incomes. In Bayfield County, the affordability barrier appears to be <u>land prices</u> and <u>availability</u>. Demand for rural lands, especially waterfront property, has driven market prices to record levels. The number of existing housing units is adequate to meet the town's current needs, but market competition for remaining lands will probably continue to force costs upwards.

According to the 2000 US Census the median value of owner-occupied housing in the Town of Bayfield was \$104,600.

V. HOUSING AFFORDABILITY

The housing affordability analysis is done to give an idea of how much households may be able to spend on housing and to determine if a market exists for more housing at all income levels. The US Department of Housing and Urban Development (HUD) defines affordable housing as "houses, mobile homes, apartments, or condominiums available for rent or purchase at 30 percent or less of annual income." HUD defines income levels by percentage of median income (MI) for a municipality. According to the 2000 US Census, the median household income for the Town of Bayfield was \$39,3428, while the county median income was \$33,3901.

⁸ US Census STF 1



Table III-9, Bayfield County HUD Income Limits February 2003							
Household Size	Extremely Low Income (30% median)	Very Low Income (50 % median)	Low Income (80 % median)				
1 person	\$10,900	\$18,200	\$29,100				
2 person	\$12,500	\$20,800	\$33,000				
3 person	\$14,050	\$23,400	\$37,450				
4 person	\$15,600	\$26,000	\$41,600				
5 person	\$16,850	\$28,100	\$44,950				
6 person	\$18,100	\$30,150	\$48,250				
7 person	\$19,350	\$32,250	\$51,600				
8+ person	\$20,600	\$34,300	\$54,900				

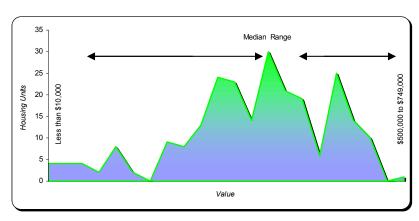
Is Housing Affordable in the Town of Bayfield?

Based on the Town of Bayfield annual MI figure, the calculated monthly MI is \$3,279. The proportion of this figure (30%) that can be devoted towards housing costs is about \$984 dollars a month. In 2000, the median home value in the Town of Bayfield was \$104,600⁹. The median mortgage payment in 2000 was \$850¹⁰ per month and the median monthly contract rental costs were \$375³. Based on this simple HUD formula it can be concluded that owner-occupied housing is generally considered to be affordable. This assumption does not necessarily reflect indications provided by other data or the general perceptions of those who live and own property in the Town of Bayfield.

The number of housing units that can be afforded by those families earning the median income and less within the Town of Bayfield has become very scarce. The simple median income/median value affordability formula does not account for several other affordability factors such as local cost of living, market availability, and the types of housing being constructed.

The value of new homes being constructed in the Town of Bayfield generally far exceeds the census reported median for the town. Additionally, the price of new construction and rental housing far outpaced the local salaries paid, creating an even larger affordability gap.

It should also be noted that nearly 75 percent of survey respondents felt that the town should study and explore other options providing affordable for housing opportunities.



¹⁰ US Census DP-4

⁹ US Census STF 3

Table III-10, Income & Housing Affordability							
	2000 Household Income		Affordable Monthly Housing Costs				
Percent of Town of Bayfield Median Household Income	Low	High	Low	High			
Extremely Low Income (0 % to 30 %)	\$0	\$11,803	\$0	\$295			
Very Low Income (30% to 50%)	\$11,804	\$19,671	\$295	\$492			
Low Income (50% to 80%)	\$19,672	\$31,474	\$492	\$787			
Moderate Income (80% to 95%)	\$31,475	\$39,342	\$787	\$984			

Estimated housing affordability based on percent of median income is depicted in Table III-10. The 2000 US Census table DP-4 data (sample data) indicated that 26 of the 83 households sampled were paying 30 percent or more of their income for housing costs. This data also indicates that 3 of the 24 sampled rental households are also spending 30 percent or more on housing.

In order for a family of four to purchase the median value home under a conventional loan program, a family would have to earn about \$31,000 per year. Federal housing assistance loan programs such as FHA (Federal Housing Administration) and VA (Veterans Administration) loan programs reduce the overall costs of home ownership.

Table III-11, Income Range				
Income Range	Households			
Less than \$10,000	19			
\$10,000 - \$14,999	27			
\$15,000 - \$24,999	39			
\$25,000 - \$49,999	82			
\$50,000 - \$99,999	90			
\$100,000 and over	15			

The number of households in the town earning less than the median income is about 140, with nearly 35 percent of all households earning less than \$30,000 per year. Nearly 18 percent of married couple families earn less than \$30,000 per year.

Based on this intrepretation, it can be concluded that a significant proportion of town households are faced with financial challenges with respect to housing costs.



	Table III-12, Housing Costs Based on Conventional, FHA & VA Loan Programs					
		FHA	VA	CONVENTIONAL		
	Max Sale Price	\$119,545	\$121,505	\$139,935		
95% Median	Loan Amount	\$118,568	\$123,995	\$118,945		
	Monthly Mortgage Payment	\$952	\$951	\$984		
	Other Monthly Housing Costs	\$264	\$268	\$309		
	Total Monthly Housing Cost	\$1,216	\$1,219	\$1,293		
	Remaining Monthly Income	\$1,582	\$1,579	\$1,505		
	Down payment/Closing Costs	\$4,772	\$4,970	\$26,066		
	Max Sale Price	\$95,637	\$97,205	\$111,919		
80% Median	Loan Amount	\$94,855	\$99,198	\$95,132		
	Monthly Mortgage	\$761	\$761	\$787		
	Other Monthly Housing Costs	\$211	\$215	\$247		
%	Total Monthly Housing Cost	\$973	\$975	\$1,034		
80	Remaining Monthly Income	\$1,328	\$1,326	\$1,267		
	Down payment/Closing Costs	\$3,818	\$4,173	\$21,036		
	Max Sale Price	\$59,772	\$60,752	\$69,967		
<u>_</u>	Loan Amount	\$59,284	\$61,998	\$59,472		
50% Median	Monthly Mortgage Payment	\$476	\$475	\$492		
Σ	Other Monthly Housing Costs	\$132	\$134	\$155		
%	Total Monthly Housing Cost	\$608	\$610	\$647		
20	Remaining Monthly Income	\$897	\$895	\$858		
	Down payment/Closing Costs	\$2,386	\$2,979	\$13,504		
	Max Sale Price	\$35,865	-	\$41,952		
30% Median	Loan Amount	\$35,571	-	\$35,659		
	Monthly Mortgage Payment	\$286	-	\$295		
	Other Monthly Housing Costs	\$79	-	\$93		
%	Total Monthly Housing Cost	\$365	-	\$388		
30	Remaining Monthly Income	\$544	-	\$521		
	Down payment/Closing Costs	\$1,432	-	\$8,474		

Source: HUD Income Limits, Ginne Mae Mortgage Comparisons. Comparison Variables: 30 year, fixed mortgage at 6.25%. Values calculated for married couple with 2 dependants living in Bayfield County, Wisconsin. Income range limit and monthly affordable housing cost limit used.

Property Taxes

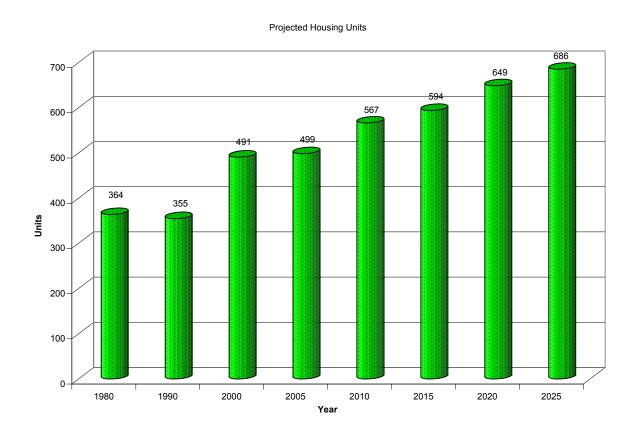
Property taxes can have a significant impact on housing affordability. Home ownership can be put out of reach of low-income families who otherwise may be able to afford a \$400 per month mortgage payment but cannot afford the additional \$100 per month in property taxes. Property taxation is directly correlated with assessed valuation of land and property. Demand for rural land and waterfront property in Bayfield County has caused significant increases in land prices. The increased land valuation coupled with rising government and school costs has caused significant increases in taxes assessed to Bayfield County property owners.

The Town of Bayfield's effective full value tax rate in 2002 was .01498, or \$14.98 per \$1000 of valuation. This equates to \$1,498 (less credits) annually in net property taxes on a \$100,000 home. On the same home this tax rate would add an additional \$124.83 to the monthly mortgage payment.

VI. Housing Projections

Housing unit projections are tools used by governmental units to allocate lands to accommodate future growth and development. Projections also enable communities to prepare for future public service and facilities demands for sewer, water, fire and police protection, and other public services. It is important to note that these figures are only estimates for planning purposes and should be used only as general guidelines.

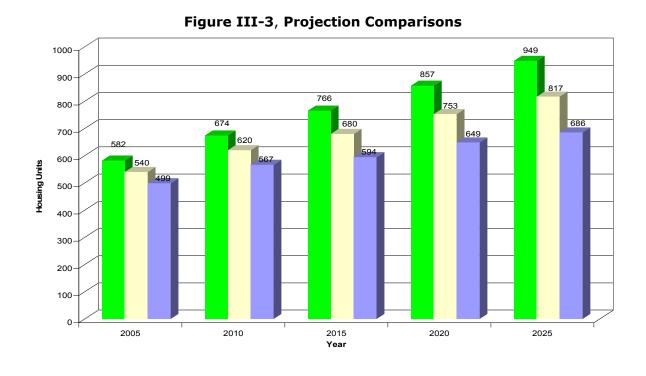
Figure III-1, Housing Unit Projections based on Linear Regression



700-Year

Figure III-2, Housing Unit Projections based on 2001-2003 Land Use Permit Activity

An estimated number of future housing units can also be derived from the number of land use permits issued for residential development. Based on permit data collected from 2001-2003, an average of 18.3 residential permits were issued per year. The projection assumes that this figure will remain relatively constant throughout the planning period.



III-12

Figure III-3 depicts a comparison of the two housing unit projection models. The permit based model reflects a "HIGH" range estimate, while the regression based model is a "LOW" range estimate. The median of these values is depicted in the middle bar on the graph and reflects the "MIDRANGE" housing unit estimate for each projection year.

The results of the survey suggest that 119 landowners expect to develop their properties within the next 10 years. Residential growth at this rate is closely comparable to the MIDRANGE housing unit estimate.

Projection Summary

	2005	2010	2015	2020	2025
HIGH	582	674	766	857	949
MIDRANGE	540	620	680	753	817
LOW	499	567	594	649	686

VII. AFFORDABLE HOUSING PROGRAMS

The Bayfield Housing Trust

The Bayfield County Housing Trust (BHT) is a non-profit corporation dedicated to providing affordable housing within the City and Town of Bayfield. BHT sells homes at prices below market value to qualified individuals and retains the land in trust for the community. This land trust option provides affordable housing options to individuals living in areas where housing costs exceed the median income for that municipality. To be eligible to participate in the program, prospective home buyers must earn less than the median income for Bayfield County, adjusted for the number of persons in the household. BHT properties qualify for conventional bank loans and government housing assistance programs through HUD and the Wisconsin Housing and Economic Development Agency (WHEDA).

WHEDA (Wisconsin Housing and Economic Development Authority)

The Wisconsin Housing and Economic Development Authority serves Wisconsin residents and communities by working with others to provide creative financing resources and information to stimulate and preserve affordable housing, small business, and agribusiness.

USDA-Rural Development

Rural Development administers federal funds to help secure loan options to assist low-moderate income families with home purchase and rehabilitation. Rural Development generally funds individuals who cannot obtain conventional financing.

CDBG (Community Development Block Grant) Housing Rehabilitation

CDBG funds are available through HUD (Housing and Urban Development). These funds are available to public or private entities to help offset rehabilitation costs to

homeowners, renters, and landlords. These funds are in the form of zero percent interest/deferred payment loans.

Northwest Affordable Housing Inc.

Northwest Affordable Housing Inc. is a 501(C)(3) non-profit organization that is able to obtain funds that are not available to the general public for the purpose of promoting affordable and accessible housing for low and moderate-income persons.

HCRI (Housing Cost Reconstruction Initiative)

This organization provides federal funds for housing down payment and closing costs to low-moderate income families. HOME funds are available for the rehabilitation of these homes after the purchase.

Indianhead Community Action Agency

This agency provides weatherization (insulation, windows, doors, energy efficient furnaces etc...) or anything that helps homeowners with even the most modest or extensive home repairs.

VIII. HOUSING GOALS AND OBJECTIVES

Goal: Meet the current and future needs for housing while preserving both the environment and the rural character of the Town.

Objective H-1: Increase the number of housing units for low and moderate-income families.

Task 1: Encourage cluster developments with shared wells and septic systems. Provide for more liberal utilization of B&B's, rental rooms and other scattered site residential opportunities for seasonal employees.

Task 2: Encourage developers, through tax incentives and other means, to build moderate-income housing.

Task 3: Seek sponsors (federal, state, county, and private) for low to moderate-income housing.

Task 4: Establish a one-time fee program to be charged to future development that will generate funding for low to moderate income housing units.

Objective H-2: Seek means to provide for housing for seasonal employees.

Task 1: Establish a policy on rental rooms in residential areas to provide for seasonal housing.

Task 2: Establish a policy on rental rooms for existing structures located in land zoned Agriculture.

Objective H-3: Designate an additional area suitable for manufactured homes, duplexes, multiple family dwellings and others which will not only help satisfy the need for affordable housing and housing of seasonal employees but will also provide transitional housing for families moving into the community.

Task 1: Identify and rezone an area that conforms to the requirements of the housing goal and designate it for development of a mobile home park.

Task 2: Set standards for the manufactured home park development to ensure compatibility with the rural character and natural resources of the Town.

Objective H-4: Seek energy efficiencies in all new construction.

Task 1: Encourage developers to consider the most efficient use of renewable energy in new and existing housing

Task 2: Develop a list of available resources on sustainable energy

Task 3: Encourage L.E.E.D. certifications (referred to as "Green House" guidelines)

Objective H-5: Promote awareness of community planning and regulatory requirements.

Task 1: Establish a policy that requires developers and real estate businesses to inform potential buyers about current or future plans for zoning changes, easements, or conditional use permits.

IV. Natural, Agricultural, and Historic Resources

I. NATURAL RESOURCES

Introduction

The Agricultural, Natural, Cultural Resource elements contain a compilation of goals, objectives, policies, maps, and programs for the conservation and promotion of the effective management of natural resources such as groundwater, productive agricultural forests, environmentally sensitive areas, areas, threatened and endangered species, stream corridors, surface water, floodplains, wetlands, wildlife habitat, metallic and nonmetallic mineral resources, parks, cultural historical and spaces, community design, resources, recreational resources, and other natural resources.



Bayfield School District Agriculture/Aquaculture/Forestry Program

The Bayfield School District has a policy of supporting its communities by adopting curricula which compliment the needs of the citizenry it serves. Accordingly it has recognized the importance of agriculture, aquaculture and forestry to the local economy, social structure and cultural traditions, by creating new curricula which focus on training students in these disciplines. The following description of this program has been supplied by Dr. Mark Jansen, District Administrator:

"The School District of Bayfield will have Agriculture as a curricular offering when school year 2005-2006 begins on September 1, 2005. Agriculture classes will focus on Horticulture, Aquaculture and Forestry.

The Agriculture program plans to capitalize on what Bayfield already does well i.e. fruits, fish and forestry endeavors. Agriculture students will be research participants at the Aquaculture Facility, will work and learn on area fruit grower's farms and will help orchestrate the management plan of the 40-acre school forest.

A new twist to the Agriculture program is that this program has an entrepreneurial component. Students will seek niche markets for things they raise or produce that are not in competition with local growers, fish harvests or wood product sales. Their marketing efforts will sustain the program. The Agriculture program plans to support local growers and producers efforts as well as being a local source of Agricultural information."

Why Plan for Natural Resources?

As identified by the survey, natural resources are both important social and economic resources to the community. Tourism is becoming an increasingly significant component of the economic landscape of northern Wisconsin, including Bayfield County and the Town of Bayfield. The presence of and access to natural resources for personal enjoyment, recreation, and solitude is a key reason people visit and reside within the community.

It is important for the community to recognize that long-range planning needs to focus on natural systems and habitat rather than just an individual species or ecosystem. Sound planning considers not only preservation of the function of natural systems but also maintaining or enhancing their viability and long-term sustainability. It should be recognized that natural systems are made of many individual components which are linked through natural cycles, food chains, and ecological relationships. As the Town of Bayfield continues to grow and prosper, careful consideration should be given to the natural community to maintain the existing balance between development and the environment.

When evaluating land altering activities, the community must be cognizant of the existing natural constraints which may limit or prohibit these activities. Natural conditions such as the presence of wetlands, floodplains, and steep slopes can severely constrain or prohibit some or all forms of development. In some cases, actions can be taken to mitigate these impacts, although this is often costly and may cause additional environmental problems (i.e. runoff from a construction on steeply sloping lands).

Regulatory Requirements

A wide range of federal, state, and local requirements relate to natural resources. Enforcement authority also resides among a mix of governmental agencies, with the primary regulatory residing with the Wisconsin Department of Natural Resources.

II. INVENTORY AND ANALYSIS

Topography

Like much of Bayfield County, landscape relief varies widely across the Town of Bayfield. In general, the community is characterized by a series of bluffs and ridges, coupled with long valleys which follow the river corridors. A range of approximately 809 feet exists from the highest point at Pratt Peak in the Bayfield Ridge west of Happy Hollow Road (1410 feet) to the minimum elevation of 601 feet at Lake Superior.

The bedrock which underlies the town belongs to the Bayfield Group of sandstones. Two members of this group are exposed along the town's Lake Superior shorelines. On the western edge of the peninsula are cliffs composed of the Devils Island Formation. This 300 foot thick layer is responsible for the dramatic sea caves at

$ilde{ }$ Vision and Comprehensive Plan for the Town of Bayfield $ilde{ }$

Mawikwe Bay. The Chequamegon Formation outcrops along the eastern edge of the peninsula. The hard, massive sandstone of this 500 foot thick layer was the source of locally quarried "brownstone" used in late 19th century construction throughout the Midwest.

Most of the town's landforms result from glacial activity in the region between 10,000 and 3 million years ago. Glaciers deposited and shaped thick layers of rock, gravel, and sand (known collectively as glacial till) over the areas bedrock. These deposits form the rolling hills which characterize the community.

Slope

Steeply sloping lands can present challenges or pose barriers to development. Steepness of topography is commonly expressed as percent slope (vertical rise/horizontal run*100). As a general rule, slopes in excess of 20 percent are of greatest concern for any land disturbing activity. Steep slopes do not necessarily preclude all forms of development; although, costly engineering and site preparation/mitigation measures are often required in order to minimize potential adverse impacts. Potential problems associated with development of excessively sloping lands include erosion and slope stability.

Soil erosion from land disturbing activities and subsequent development can disturb natural cover and land surfaces resulting in a change of run-off patterns that may have a detrimental effect on water quality and downstream uses. Land disturbing activities and subsequent development need to be strictly monitored to avoid damage to other properties and to sensitive natural areas. In a generalized view, slopes within the Town of Bayfield tend to be less than 10 percent.

It should be recognized that the information used in developing the slope model is generalized, and should not be substituted for individual site analysis.

<u>Soils</u>

General Soils

Three soil associations cover most of the Town of Bayfield. The Vilas-Omega-Hiawatha association is found in the southern and eastern parts of the town. This association is characterized by well-drained soils with hilly terrain and rapid permeability. These soils are poorly suited for agriculture but well suited for homes with septic systems and dwellings with basements.



The other two soil associations feature clayey soils or sandy soils over clay. The Ontonagon-

Superior-Hibbing association covers the western parts of the town. It features moderately well to somewhat poorly drained, undulating soils with slow

permeability. The Superior-Orienta-Ogemaw association is found in the central portion of the town. It features poorly drained, undulating soils with moderate permeability.

Bayfield County SSURGO soils data

Soils information for Bayfield County comes from the Natural Resources Conservation Service (NRCS) SSURGO (Soil Survey Geographic Database) database. SSURGO data is the most detailed level of digital soil mapping done by NRCS. SSURGO digitizing duplicates the original hardcopy soil survey maps, and is designed for use by landowners, townships, and county natural resource planning and management.

Soil Survey Methodology

Data relating to soil properties are collected during the course of the soil survey. Soil properties are determined by field examination of the soils and by laboratory index testing of some benchmark soils. Established standard procedures are followed. During the survey, many shallow borings are made and examined to identify and classify the soils and to delineate them on the soil maps. Samples are taken from some typical profiles and tested in the laboratory to determine grain-size distribution, plasticity, and compaction characteristics.

Estimates of soil properties are based on field examinations, on laboratory tests of samples from the survey area, and on laboratory tests of samples of similar soils in nearby areas. Tests verify field observations, verify properties that cannot be estimated accurately by field observation, and help to characterize key soils.

Soil Mapping Units in the Town of Bayfield

Mapping Unit	Acres
Portwing-Herbster Complex, 0 To 6 percent slopes	10850.7
Kellogg-Allendale-Ashwabay Complex, 2 To 6 percent slopes	5241.5
Udorthents, Ravines And Escarpments, 25 To 60 percent slopes	4825.9
Cublake-Croswell-Ashwabay Complex, 0 To 6 percent slopes	4337.1
Kellogg-Allendale-Ashwabay Complex, 6 To 15 percent slopes	3343.5
Sultz-Ashwabay-Rubicon Complex, 15 To 45 percent slopes	2454.8
Cornucopia Silt Loam, 6 To 15 percent slopes	1978.6
Cublake-Croswell-Ashwabay Complex, 6 To 15 percent slopes	1957.2
Superior-Sedgwick Complex, 0 To 6 percent slopes	1915.5
Keweenaw, Stony-Rubicon Complex, 6 To 15 percent slopes	1755.2
Keweenaw, Stony-Rubicon Complex, 0 To 6 percent slopes	1732.4
Happyhollow-Herbster Complex, 0 To 3 percent slopes	1630.1
Allendale-Wakeley-Kinross Complex, 0 To 6 percent slopes	1628.4
Manistee-Kellogg-Ashwabay Complex, 15 To 45 percent slopes	1531.6
Cornucopia Silt Loam, 15 To 45 percent slopes Keweenaw, Stony-Rubicon Complex, 15 To 30 percent slopes	1335.4 1231.9
Rubicon-Sayner Complex, 15 To 30 percent slopes	1189.0
Superior-Sedgwick Complex, 6 To 15 percent slopes	714.1
Rubicon Sand, 30 To 60 percent slopes	549.3
Lupton, Cathro, And Tawas Soils, 0 To 1 percent slopes	488.3
Sedgwick-Munuscong Complex, 0 To 6 percent slopes	367.6
Moquah Fine Sandy Loam, 0 To 3 percent slopes, frequently flooded	356.4
Sultz Sand, 0 To 6 percent slopes	349.9
Arnheim Mucky Silt Loam, 0 To 1 percent slopes, frequently flooded	254.6
Rubicon-Sayner Complex, 6 To 15 percent slopes	253.8
Loxley, Beseman, And Dawson Soils, 0 To 1 percent slopes	244.3
Morganlake Loamy Sand, 0 To 6 percent slopes	191.1
Rubicon-Sayner Complex, 0 To 6 percent slopes	159.9
Deerton-Brownstone Complex, 0 To 6 percent slopes, very stony	128.4
Rifle Peat, 0 To 1 percent slopes	110.3
Rubicon Sand, 15 To 30 percent slopes	101.7
Flink Sand, 0 To 3 percent slopes	91.7
Gogebic-Tula Complex, 0 To 6 percent slopes, Very Stony	90.9
Lapoin Loam, 0 To 6 percent slopes	88.6
Abbaye Loamy Sand, 6 To 15 percent slopes	84.6
Annalake Fine Sandy Loam, Lake Terrace, 2 To 6 percent slopes	59.0
Wakefield Fine Sandy Loam, 1 To 6 percent slopes, stony	48.2
Pits	44.4
Robago Fine Sandy Loam, Lake Terrace, 0 To 3 percent slopes	35.9
Cublake-Keweenaw, Stony Complex, 0 To 6 percent slopes	35.8 34.7
Water Allendale Loamy Fine Sand, 0 To 3 percent slopes	34.2
Redrim Very Cobbly Sand, 0 To 6 percent slopes, very stony	30.2
Rubicon Sand, 6 To 15 percent slopes	25.5
Morganlake Loamy Sand, 6 To 15 percent slopes	20.3
Au Gres Loamy Sand, 0 To 3 percent slopes	18.8
Beaches, 2 To 12 percent slopes	15.3
Rubicon Sand, 0 To 6 percent slopes	11.9
Alcona Fine Sandy Loam, lake terrace, 15 To 30 percent slopes	10.6
Udorthents And Udipsamments, cut Or fill	10.1
Zeba Sandy Loam, 0 To 6 percent slopes, very stony	9.8
Croswell Sand, 0 To 6 percent slopes	9.1
Stanberry Fine Sandy Loam, drumlins, 2 To 6 percent slopes, very stony	7.4
losco Loamy Sand, 0 To 4 percent slopes	7.4
Sultz Sand, 6 To 15 percent slopes	6.2
Stinnett Silt Loam, 0 To 4 percent slopes, very stony	5.7
Wakeley Muck, 0 To 2 percent slopes	5.7
Parkfalls Fine Sandy Loam, 0 To 4 percent slopes, very stony	3.6
Kinross Muck, 0 To 2 percent slopes	1.1

Soil Survey Interpretations

In the soil survey, soils are rated based on their suitability for several specified uses, including construction, engineering, recreation, agriculture and wildlife uses. Individual soil types are characterized by the dominant condition found within each mapping unit and coded based on the degree of limitation. The limitation rating is described as **not limited**, **slightly limited**, **somewhat limited** or **very limted**.

<u>Not limited</u> indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

<u>Slightly limited</u> indicates that the soil has features that are favorable for the specified use. The limitations are minor and can be easily overcome. Good performance and low maintenance can be expected.

<u>Somewhat limited</u> indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

<u>Very limited</u> indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Dwellings with and without basements

Soil properties and performance for building site development were evaluated in the Bayfield County Soil Survey. Interpretations were made for several building site uses, including uses for dwellings both with and without basements.

Several factors may limit a soils potential to support dwellings with basements, including:

Depth to bedrock
Depth to pan
Flooding
Fragments
Organic matter (OM)

Ponding Shrink-swell (LEP) Slope Wetness

Septic Tank Absorption Fields

Septic tank absorption fields are areas in which effluent from a Septic Tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 72 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Permeability, depth to a water table,

ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Large stones and bedrock or a cemented pan may interfere with system installation. Poor system performance can result in pollution of groundwater or surface discharge of effluent, potentially impacting public health.

Local Roads and Streets

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or stabilized soil material; and a flexible or rigid surface. Cuts and fills are generally limited to less than 6 feet. The ratings are based on soil properties, site features, and observed performance of the soils. Depth to bedrock or to a cemented pan, a high water table, flooding, large stones, and slope affect the ease of excavating and grading. Soil strength (as inferred from the engineering classification of the soil), shrink-swell potential, frost action potential, and depth to a high water table affect the traffic-supporting capacity.

Water Resources

The Town of Bayfield is located entirely within the Lake Superior watershed, with the eastern half draining Chequamegon Bay. No inland lakes exist within the town. The town is drained by numerous perennial (67 miles) and intermittent (115 miles) riverways. Primary drainage in the west half occurs via the Sand River and in the east half via Pikes Creek. Other prominent perennial streams within the town include Birch Creek, Brickyard Creek, Little Sioux River, Racket Creek, and Saxine Creek. In addition to inland waterways, the Town of Bayfield has approximately 17.64 miles of Lake Superior shoreline.

The Town of Bayfield is surrounded by Lake Superior on the north and east. The town's northern shore borders the open waters of the lake, while the eastern border abuts Chequamegon Bay. Lake Superior is the largest of the Great Lakes and the second largest lake (by volume) in the world.

Northern Rivers Initiative

In an attempt to address growing concerns over the over-development of northern Wisconsin rivers, the Wisconsin Department Natural of Resources developed the Northern Rivers Initiative, a program to provide protection options for northern Wisconsin streams and rivers that have high ecological significance, outstanding natural scenic beauty, or special recreational values. The purpose of the project was to identify streams and rivers with the greatest risk of over development or other threats and prioritize this list for implementing protection options.



Table IV-1, Northern Rivers Initiative						
River	Length	Basin Rank	Basin Rank %	Overall Rank	Overall Rank %	Total Score
Birch Run	All	102	49.50	814	45.55	44.26
Little Sioux	All	19	91.00	104	93.10	66.55
N.Pikes Creek	All	100	50.50	806	46.08	44.51
Pikes Creek	all	29	86.00	193	87.14	61.40
Sand River	all	48	76.50	289	80.71	57.36
Saxine Creek	all	126	37.50	981	34.36	40.67

The **basin rank** indicates the rank among all streams within the Lake Superior basin. The **overall rank** indicates the rank among all 1494 stream segments examined across northern Wisconsin. The total score is a composite score based on a set of evaluative criteria including natural vegetation present, roads and crossings, fish and wildlife habitat, scenic quality, and other factors.

Requirements

Under the Public Trust Doctrine, the State of Wisconsin has the responsibility to manage waterways for the benefit of all, and the Wisconsin Department of Natural Resources regulates most activities on navigable waterways within the state. Chapter NR 115 of the Wisconsin Administrative Code requires all counties to zone, by ordinance, all shorelands within their respective unincorporated areas. These areas include all lands within 1,000 feet of a lake (including ponds and flowages), and within 300 feet of a navigable stream or landward extent of the floodplain (whichever is greater). Shorelands in Bayfield County are regulated under the county shoreland zoning ordinance, which meets the minimum state standards outlined in NR 115.

Floodplains

Areas which are subject to periodic inundation by water are considered floodplains. The physical floodplain boundaries were determined by the Federal Emergency Management Agency (FEMA) and are portrayed in the National Flood Insurance Program (NFIP) maps.

Physical development within designated floodways is strongly discouraged. Some uses within this zone are, however, appropriate. Agricultural practices, parks, and open space are generally considered to be appropriate uses within this designation. Within the flood fringe (exterior limits of the floodplain), more intensive uses are generally permitted.

FEMA has defined areas of flood susceptibility in the Town of Bayfield. The Flood Hazard Boundary Map (FHBM) series for Bayfield County depicts these flood zones as shaded areas. Flood prone areas were determined by statistical analyses of records of river flow and rainfall, information obtained through consultation with the community, floodplain topographic surveys, and hydrologic and hydraulic analyses.

Within the Town of Bayfield, the primary area of concern is along the Sand River, roughly from State Highway 13 northward to Lake Superior. This area has been defined by FEMA as having a 1 percent probability of a 100 year flood within any given year (100-year floodplain).

Floodplain Requirements

Section 87.30 Wisconsin State Statues and Chapter NR 116 define Wisconsin's regulations with respect to floodplains. Chapter II of the Bayfield County Zoning Ordinance regulates uses within county floodplains. Determination as to whether a building site is located in a flood plain must be made through zoning office review of flood plain maps or through field verification of flood boundary.

Groundwater

Groundwater serves as the primary water supply for the Town of Bayfield. The Town of Bayfield is located within the Cambrian-Ordovician aquifer system, which covers parts of four states.

Groundwater quantity and quality are significant local concerns.

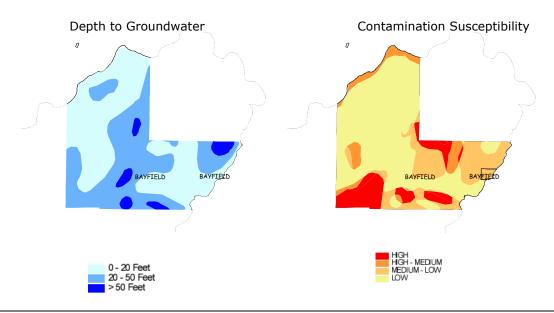
Quantity

Under natural conditions, a balance existed between the volume of water entering an aquifer and the volume of water being discharged from an aquifer. With the development of water wells, the natural balance between recharge rates and discharge rates was disrupted. In Wisconsin, the overall groundwater supply has been depleted due to increased discharge. Natural fluctuations in groundwater supply can occur due to droughts or natural seasonal precipitation fluctuations.

Quality

The quality of natural groundwater varies by location. As groundwater passes through natural sediments, naturally occurring chemicals may become deposited in the water. While naturally occurring groundwater contamination is generally mild, human-induced contaminants can make groundwater supplies unusable. The quality of groundwater is directly related to land use activities. The application of fertilizers, chemical spills, urban runoff, and non-point pollution can contribute to decreased quality of groundwater reserves.

Throughout most of the Town of Bayfield, the average groundwater depth is 0-20 feet, with the greatest depths found on the end moraines of the central and eastern portions of the town. Groundwater contamination susceptibility is generally based on the local soil conditions. The sandy, excessively well drained soils of the Vilas-Omega-Hiawatha Association have high groundwater contamination susceptibility.



Wetlands

A wetland is commonly defined as an area where water is near, at, or above the land surface long enough to be capable of supporting aquatic or hydrophytic (water-loving) vegetation and which has soils indicative of wet conditions.

These valuable natural resources provide many "free" benefits to man through the natural services they provide.

- ❖ Wetlands act as natural filters, removing nutrients and chemicals from the water and are often constructed as bio-engineered water filtration devices, used to treat and cleanse municipal wastewater or urban runoff.
- Wetlands serve as natural flood control devices by intercepting and holding water, a service which reduces flood risk to local communities.
- Wetlands also serve as groundwater recharge supplies for Bayfield County communities.
- Wetland vegetation serves to stabilize streambanks and watercourses. This action reduces overall soil erosion and protects water quality by reducing siltation and sediment loads.

The Department of Natural Resources classifies wetlands on the basis of vegetation type, soil type, and the degree of saturation or water cover.

Table IV-2, Wetland Types				
Wetland Type	Wetland Type Conditions			
Aquatic Bed	Plants growing entirely on or in a water body no deeper than 6'.	Pondweed, duckweed, lotus and water-lilies		
Marshes	Standing water	Cattails, bulrushes, pickerelweed, lake sedges and/or giant bur-reed		
Sedge or "wet" meadows	May have saturated soils, rather than standing water	Sedges, grasses and reeds are dominant. Includes blue flag iris, marsh milkweed, sneezeweed, mint and several species of goldenrod and aster		
Scrub/shrub	Bogs and alder thickets	Woody shrubs and small trees such as tag alder, bog birch, willow and dogwood		
Forested	Bogs and forested floodplain complexes characterized by trees 20 feet or more in height	Tamarack, white cedar, black spruce, elm, black ash, green ash and silver maple		

Data source: Wisconsin Department of Natural Resources



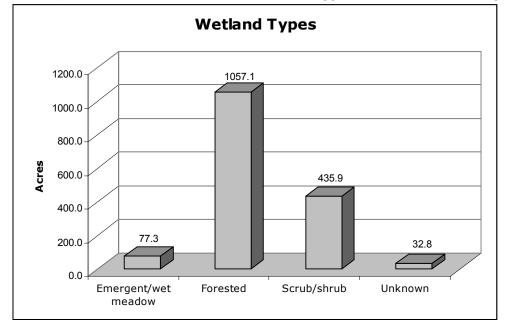


Figure IV-1, Percent Distribution of Wetland Types in the Town of Bayfield

Wetland Requirements

The United States Army Corps of Engineers, the Wisconsin Department of Natural Resources, and local zoning codes regulate wetlands. Section 404 of the Clean Water Act establishes a program to regulate the discharge of dredged and fill material into waters of the state, including wetlands, and is the primary federal regulatory program for wetlands.

Chapter 3 of the Bayfield County Zoning Code regulates the use/alterations of wetlands in the county. The regulations contained within this document apply to all lands within one thousand (1,000) feet of the ordinary high-water mark of any navigable lake, pond, or flowage and those lands within three hundred (300) feet of the ordinary high-water mark of any navigable river or stream.



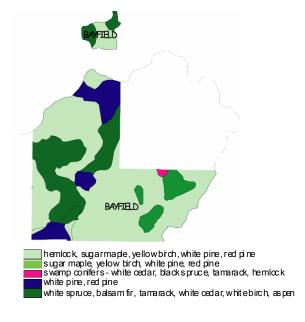
Land Cover

The identification of the location and quality of natural assets in the community is an important step to understanding the natural environment. This information will be used to help guide future development to ensure that natural assets are conserved and integrated into future development to the extent possible.

Table IV-3,Land Cover			
-	Approximate Percent		
Forest			
aspen	23.3%		
mixed deciduous/coniferous	19.1%		
mixed/other broad-leaved deciduous	40.2%		
mixed/other coniferous	1.3%		
red pine	2.1%		
Forested Wetlands			
broad-leaved deciduous	0.5%		
coniferous	0.5%		
mixed deciduous/coniferous	0.6%		
Grasslands			
general Grasslands	10.7%		
Open Water			
lakes, rivers and streams	0.1%		
Urban/Developed			
high intensity urban	Less than 1%		
low intensity urban	Less than 1%		
Wetlands			
emergent/wet meadow	0.2%		
lowland shrub: broad-leaved deciduous	1.4%		
lowland shrub: broad-leaved evergreen	0.0%		

Historic Land Cover

Historically, most of the Town of Bayfield was a mixed coniferdeciduous forest. **Species** present were hemlock, sugar maple, yellow birch, white pine and red pine. Portions of the upland forests of the interior township and Sand Island were boreal forests, consisting of white spruce, balsam fir, tamarack, white cedar, white birch, and aspen.



Forest Land

Forestry and timber harvesting have played an important role in the history of the Town of Bayfield. Today, timber resources remain important economic, social, and cultural resources.

Forests are important to the economy of Wisconsin today not only in the form of wood products but also in the form of recreation and tourism. The primary and secondary wood products industry is the second largest employer in the state and Wisconsin ranks first in the nation in the production of fine paper, sanitary paper products, children's furniture, and millwork.



Most forested land in the Town of Bayfield is part of the Bayfield County Forest. Wisconsin's county forests are important economic assets to local communities. These lands generate revenue through the harvest of timber and other forest products. They also support recreation and tourism activities such as hunting, fishing, snowmobiling, ATV's, and fall color tours. These activities also generate revenue for local units of government.

In 2003, revenue from the Bayfield County Forest was \$1,674,065, a 5.2 percent increase over the previous year. The total 2003 harvest was 49,200 cords. The county forest also engages in reforestation activities on county forest lands. In 2003, 322 acres were planted with 273,200 tree seedlings (Red, White, and Jack Pine), 825 acres were seeded to Jack Pine, and 556 acres were site prepped in anticipation of planting in 2004. Also in 2003, 1379 acres of hardwood were harvested using silvicultural techniques that are designed to create natural regeneration.

Management, policy and direction for the county forest are guided by the 10-year County Forest Management Plan. The existing plan will extend to the year 2005. The Bayfield County Forestry Department is in the process of developing the next 10-year management plan, which will be effective from 2006-2015. The planning process will involve coordination with local units of government and a series of public hearings.

The Wisconsin Department of Natural Resources Forestry Program encourages sustainable forest management through a variety of partnership programs with private landowners.

Wisconsin's **Forest Tax Law Programs** provide tax incentives to private landowners in order to promote timber growing. These programs include the Forest Crop Law (FCL), Woodland Tax Law, and Managed Forest Law (MFL) Programs.

Land cover composition in the Town of Bayfield is dominated by northern hardwood forest comprised primarily of mixed-broad leaved deciduous and mixed deciduous-coniferous forest characteristic of much of northern Wisconsin. The Town of Bayfield is located within the Lake Superior Coastal Plain ecological landscape, a region

which has historically been heavily forested with a distinctive mixture of species including white pine, white spruce, balsam fir, paper birch, balsam poplar, trembling aspen, and white cedar on the lacustrine clays.

Forest Crop Law

Program Highlights

Law passed in 1927, enrollment closed in 1986 Current statewide enrollment of 1.4 million acres Required at least 40 acres of adjoining forest land Public access Management schedule

Managed Forest Law

Program Highlights

Enacted in 1985
25 or 50 year contract period
Requires at least 10 acres of contiguous forestland
Productive capacity requirements
Landowner payments 83 cents per acre for open land
and \$1.95 per acre for closed land.
Cutting and reporting requirements

Program Benefits

management plan
protection against overcutting
protection against annual tax hike
low property tax
deferred tax until harvest
landowners' right to close up to 80 acres of their lands to the public
technical assistance
permits rollover from FCL through January 1, 1998
predictable taxes
long-term investment
encourages woodland expansion
minimum land area requirement of only 10 acres

Rare, Threatened, and Endangered Species

Wisconsin's Natural Heritage Inventory Program (NHI). The NHI program focuses on locating and documenting occurrences of rare species and natural communities, including state and federal endangered and threatened species. NHI data is exempt from the Wisconsin Open Records Law due to the vulnerable nature of these sensitive resources. Determination of the specific locations of sensitive resources within the Town of Bayfield will require coordination between the town and the Wisconsin Department of Natural Resources. Map 8 depicts the general locations (by section) of resources listed in the public access database. This list is not allinclusive, as extremely sensitive and vulnerable resources are listed at the countywide level.

Natural Resource Programs

The following list of programs may be used by the Town of Bayfield to achieve the goals and objectives presented in this comprehensive plan. This list is not comprehensive, and many other state and federal programs may also exist.

Runoff Management Programs

The Wisconsin Department of Natural Resources administers two grant programs to support both the implementation of source-area controls to prevent runoff contamination and the installation of treatment systems to remove pollutants from runoff. The **Targeted Runoff Management Program** (TRM) provides a 70 percent cost share, up to \$150,000 to target high-priority resource problems.

- Construction of urban and rural BMP's
- 2 year grant period
- Site-specific

The **Urban Nonpoint Source & Storm Water Management** (UNPS&SW) Grant Programs are used to control runoff in urban areas, with a population density of 1,000 people per square mile

Lake Planning Grants

The Wisconsin Department of Natural Resources administers a number of lake management financial assistance programs designed to assist local units of government.

Small Scale Lake Planning Grant

Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301.

- Funds may be used to collect and analyze information needed to protect and restore lakes and their watersheds.
- ❖ 75 percent cost share
- Total project cost not to exceed \$3,000

Self-help Trend Monitoring Grant

- ❖ Total project cost not to exceed \$3,000
- Grantees provide voluntary labor (130 hours) for lake monitoring activities
- ❖ WDNR provides materials and laboratory analysis

Large Scale Lake Planning Grants

Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301.

- 75 percent cost share project
- Total cost not to exceed \$10,000
- Funds can be used for collecting lake data, analysis of land uses, analysis of ordinances, resource assessments, or developing components of a lake management plan.

Lake Protection Grants

Administered by the Wisconsin Department of Natural Resources, the Lake Protection Grants Program is designed to fund large-scale lake protection projects.

- ❖ Available to local units of government, including public inland lake protection and rehabilitation districts, town sanitary districts, and other local governmental units as defined in Wis. Stats. Ch. 66.0301
- ❖ 75 percent cost share
- Maximum award of up to \$200,000

Eligible projects include:

- Purchase of land or easements
- Restoration of wetlands or shoreland
- Development of ordinances or regulations
- Implementation of lake management plan projects

Wisconsin Forest Landowner Grant Program (WFLGP)

This is a state program administered by the WI Department of Natural Resources (DNR). Cost shares up to 65 percent are available for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement
- Fencing

Stewardship Incentives Program (SIP)

This federal program, administered by WI DNR and Farm Service Agency (FSA), provides up to 65 percent cost share for:

- Development of management plan
- ❖ Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement
- Fencing

Conservation Reserve Program (CRP)

This federal program, administered by FSA and Natural Resources and Conservation Services (NRCS) with WI DNR inputs, provides annual payments up to 50 perent cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)
- CRP is currently focused on wildlife enhancement and does not allow solid plantations SRIC Poplars. The State of Wisconsin currently does not allow hybrid poplar to be planted under any CRP contract because it is not native to the area. However, pure cottonwoods are acceptable. Allowable species varies with each state. Please consult your local NRCS and/or FSA office for details.

Forestry Incentives Program (FIP)

This federal program, administered by NRCS with DNR inputs, provides up to 65 percent cost share for:

- Development of management plan
- Tree planting (site prep, planting stock, planting, etc.)

Managed Forest Law (MFL)

This Wisconsin state program is entirely administered by the WDNR and provides the landowner a significant property tax reduction. The actual property tax paid will depend upon if the land is open or closed to the public. Upon harvest, a stumpage tax must be paid to the state, based on the average stumpage price. The program is targeted towards:

- Development of management plan
- ❖ Tree planting (site prep, planting stock, planting, etc.)
- Timber stand improvement

Wildlife Habitat Incentives Program (WHIP)

This federal program, administered by NRCS with WI DNR inputs, provides up to 75 percent cost share with emphasis towards:

- Wildlife practices and plantings
- Wetland restoration
- Farmstead shelterbelts
- Grazing systems

Environmental Quality Incentives Program (EQIP)

This federal program is administered by NRCS with WI DNR inputs and provides up to 75 percent cost share for:

- Priority areas
- Tree planting for erosion control, ag waste management, stream buffers, ecosystem management, etc.

III. NATURAL RESOURCE GOALS AND OBJECTIVES

Goal: Preserve and protect the unique characteristics and natural resources of the Town, including: forests, wetlands, streams, lakeshores, open spaces and historic sites.

Objective NR-1: Encourage more sensitive forestry practices, especially near scenic corridors and within ¼ mile of wetlands, streams and lakeshores (e.g., reforestation program).

Task 1: Prepare a map showing the areas identified as scenic sites, prime forest areas and historic sites and take necessary steps to protect old growth tree stands, scenic sites and historic sites.

Task 2: Identify and clearly designate wetlands, desirable (scenic) open spaces, prime forest areas and historic sites

Task 3: Maintain the quality of our groundwater by identifying areas of potential contamination, probable recharge sources and wetlands

Task 4: Establish vegetation controls and recommendations that provide management of rainwater runoff and prevent erosion.

Task 5: Identify areas appropriate for protected open space, scenic view corridors and roadside parking areas accessible to scenic views. Coordinate with public officials having jurisdiction over these sites to facilitate appropriate uses.

Task 6: Identify Natural Resource and wildlife or vegetation which should be priorities for preservation.

IV. AGRICULTURAL RESOURCES

Introduction

Following the logging era of the mid-late 1800's, agriculture gained a significant presence on the local landscape. Cutover lands were seeded in fruits, vegetables, wheat, timothy, and red clover. An excerpt from a 1905 issue of the Bayfield County Press states:

"The soil is a rich, red, sandy loam, the climate the best, the rainfall just right for profitable farming. The soil from which the timber has been cleared is particularly rich and productive because it contains the deposits of the decayed vegetation of ages and it produces remarkable crops."

Early agricultural pioneers also learned that Lake Superior tempers local weather, resulting in cooler summers and warmer winters, resulting in an ideal climate for growing produce, fruits, and berries.

The Bayfield Land and Fruit Company became the largest producer of apples in the State of Wisconsin. This company



once had 17 operating farms and several smaller plots within the Town of Bayfield. Large scale strawberry production soon joined apples and was followed by string bean crops large enough to support a cannery. Agriculture declined to some extent following the 1930's, as the Bayfield Peninsula became increasingly popular as a tourism and recreation destination.

Agriculture continues to retain a strong economic, social, and cultural presence within the Town of Bayfield. Several independent operations continue to produce and market products locally, regionally, and nationally. In addition, the local farms have in and of themselves become tourist destinations. The annual October "Applefest" celebration is a very popular affair which regularly draws 35,000-50,000 people to the area each year.

Why Plan for Agriculture?

Within the Town of Bayfield, agriculture is economically, socially, and culturally significant. The community's rural character is defined, in part, by the presence of farms, orchards, fields, and other agricultural operations. The presence of agriculture not only serves the interests of the farmer/grower but also the interests of the community by retaining a sense of place, time, and a way of life. Indeed,

agriculture provides many intangible benefits to the community, while also serving to provide economic support to the landowner, which also benefits the community.

There is increasing pressure to develop agricultural lands throughout Wisconsin, and those pressures also extend to the Town of Bayfield. It is the aim of the planning process to identify those resources that the community wishes to retain and to develop a strategy to accomplish this. Planning for agriculture is a community-based process, which can only succeed through commitment and consensus and through the involvement of landowners and local officials.

Agricultural Issues

The primary agricultural issue in the Town of Bayfield is farmland preservation and the desire to retain the community's remaining agricultural land base. Town of Bayfield growers are under increasing pressure to sell their acreage for residential development. The town has taken a progressive step in community farmland preservation by initiating a purchase development rights program in 2002. The key future challenge for the community will be sustaining the PDR program and initiating other community-based preservation actions.

Agriculture and the Survey

There were questions related to agriculture in the Town of Bayfield Community Development Survey. Respondents indicated overwhelmingly (97.3 percent) that preserving the small town feeling of the area is important. Additionally, 80.5 percent of respondents indicated that agriculture is an important component of the community's rural character and that the town should continue to pursue ways to preserve agriculture.

Agriculture Inventory

Wisconsin Land Cover data (WISCLAND) indicates that 10.7 percent of the Town of Bayfield is used for agriculture. This figure represents an approximation based on interpretation of dual-year satellite imagery of the State of Wisconsin.

The Wisconsin Department of Revenue 2003 Statement of Assessments indicates that there were 149 agricultural parcels on 2,782 acres of land. This is significantly more agricultural acreage than the adjacent communities of Bayview (998 acres), Bell (553 acres), and Russell (1,043 acres).

Most agricultural operations within the Town of Bayfield are orchards, with 20 operations located within a few miles of the City of Bayfield.

Town of Bayfield Orchards and Berry Farms

- Apple Hill Orchard
- Bayfield Apple Company
- ❖ Betzhold Orchard
- ❖ Blue Vista
- Erickson Orchard
- ❖ Good Earth
- Highland Valley
- Hillcrest Orchard

- North Wind
- Rabideaux Orchard
- Rocky Acres
- Sunset Valley Orchard
- Superior View Orchard
- Weber Orchard
- Willow Hill

Most of the agricultural land in the Town of Bayfield is utilized for the production of apples, berries, and other produce. Historically, dairy farming has occurred to a limited extent, but no dairy operations remain active. Additionally, there are no commercial livestock, poultry, fish, or concentrated animal feeding operations (CAFO's) within the community.

Agricultural Trends

Table IV-4, Agricultural Trends			
	Parcels	Acres	
1975	284	5,956	
1977	291	6,027	
1979	159	3,552	
1981	152	3,246	
1983	162	3,473	
1985	162	3,460	
1989	162	3,389	
1997	149	3,020	
2001	150	2,795	
2003	149	2,782	

Assessed agricultural acreage in the Town of Bayfield has declined since 1977. Losses in assessment acreage reflect conversion from agricultural uses to other uses, such as residential, or forest. A fraction of this reduction after the year 2000 can be attributed to Wisconsin's **Use Value Assessment** which ensures that only land that is actually used for crop or pasture production is eligible for use value assessment. This means that land associated with the farmstead, road rights-ofway, ungrazed woodland and swampland, etc. is currently excluded from land assessed under use value.

recorded 11 sales of agricultural parcels, totaling 436 acres. Of those sales, 284 acres remained in agriculture, while 152 acres were converted to other uses. During this same time period, the number of housing units increased from 344 to 390, suggesting that at least some of the agricultural land lost may have been converted to residential uses.

Prime Farmland

Prime farmland is defined by the Natural Resources Conservation Service as "land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. The land must also be available for these uses (cropland, pastureland, forestland, or other land but not water or urban built-up land)."

Prime farmland has the soil quality, growing season, and moisture supply needed to economically produce sustained high yields of crops when treated and managed, including water management, according to acceptable farming methods.

Prime Farmland generally:

- has an adequate and dependable water supply from precipitation or irrigation,
- has a favorable temperature and growing season,
- has acceptable acidity or alkalinity,
- has few or no rocks,
- is permeable to air and water,
- is not excessively erodible,
- is not saturated with water for long periods of time, and
- does not flood frequently or is protected from flooding.

V. FARMLAND PRESERVATION

Bayfield County Farmland Preservation Plan

The Bayfield County Farmland Preservation Plan (1982), drafted under the 1977 Wisconsin Farmland Preservation Act, provides detailed statistics, background information, maps, goals, objectives, and polices for farmland preservation. The plan also identifies key agricultural preservation areas within the county.

Town of Bayfield Farmland Preservation Program

In 2002, Town of Bayfield voters agreed to financially support a purchase of development rights or PDR program to preserve remaining farmland in the community. They formally implemented the PDR program in January of 2003.



The purchase of development rights is a **voluntary** protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands but can be applied to other land use issues. Under a PDR program, an entity such as a town, county, or private conservation organization purchases the development rights to a designated piece of property. The land remains in private

ownership, and the landowner retains all the other rights and responsibilities associated with the property. The **value** of these development rights is the difference between the value of the land if it were to be developed and the value of the land if it were to remain in agriculture.

Landowners who wish to participate in the program must first file a Pre-Application with the town. Applicants then meet with the PDR Application Review Committee to discuss the program and the property. The PDR application is then ranked by the PDR Review Committee, using a standardized scoring criteria established by the Town of Bayfield Board of Supervisors. Proposed projects with high scoring applications then require an additional consultation between the landowner and PDR Review Committee to discuss the terms of a conservation easement. Once the terms of the easement are established, a professional appraiser determines the value of the conservation easement.

The PDR Review Committee and landowner then negotiate the terms of sale of the easement and the landowner secures a written approval of the sale from the mortgage or lien holder of the property. Finally, as part

Successes of the PDR Program

In 2003, the Town of Bayfield completed two PDR purchases which totaled 83 acres of land on the Blue Vista Farm and Highland Valley Farm. The Blue Vista Farm grows apples, blueberries, raspberries, fresh cut and dried flowers, and has been featured on the cover of *Wisconsin Trails* magazine. The Highland Valley Farm is the largest blueberry producer in the western Lake Superior region.

of the easement, the town prepares a baseline data report for the property, documenting the condition of the property. A special town meeting is held to officially authorize the town to purchase the easement.

PDR Ranking Criteria Summary

Quality of the parcel as farmland (possible total 25 points)

- A. Soils and microclimate.
 - Score of 0-10, based on suitability
- B. Size
 - Score of 0-5, based on clear and tillable acres
- C. Current use.
 - Score of 0-5, based on acreage of horticultural and forage crops
- D. Proximity to lands zoned for agricultural or forestry use. Intent: to retain clusters or blocks of agricultural land.
 - Score of 0-5, Based on percent within lands zoned as Forestry or Agricultural.

Development pressure (possible total 20 points)

- A. Proximity to the City of Bayfield
 - Score of 0-5, based on distance from City of Bayfield
- B. Proximity to existing or planned roads, power corridors, and/or sanitary systems.
 - Score of 0-2, based on proximity to existing infrastructure
- C. Scenic view from the property.
 - Score of 0-5, based on nature of scenic view
- D. Number of buildable sites.
 - Score of 0-5, based on the number of buildable sites

❖ Financial considerations (possible total 20 points)

- A. Landowner willingness to sell development rights below appraised market value. (Difference may be taken as a tax deduction by the land owner
 - Score of 0-10, based on percent below market value at which landowner is willing to sell
- B. Matching funds available from other sources
 - Score of 0-10, based on matching funds available

❖ Scenic, environmental, and historic qualities (possible total 20 points)

- A. Scenic quality of the property from a public corridor.
 - Property visible from public roadway 5
 - Property not visible from public roadway 0
- B. Significant natural features of the property. Intent:
 - Property includes old-growth forest, streams, wetlands, or significant wildlife habitat - 5
 - Property does not include old-growth forest, streams, wetlands, or significant wildlife habitat - 0
- C. Historic quality of the property

- Property includes features such as vintage barn, other historic architecture, brownstone quarry, or archaeological site - 5
- Property does not include features such as vintage barn, other historic architecture, brownstone quarry, or archaeological site - 0
- D. Multigenerational farm.
 - Farmland has been owned by the same family for two or more generations - 5
 - Farmland has not been owned by the same family for two or more generations - 0

Other considerations (possible total 15 points)

- A. Proximity to other protected land, e.g. parks, public forest, other conservation easements or reserves, etc.
 - Score of 0-5, based on proximity to protected land
- B. Location.
 - Score of 0-5, based on percent of property located within the Town of Bayfield
- C. Date of application
 - Score of 1-5, based on date of application

Future of the PDR Program

The future of the Town of Bayfield PDR program will likely be determined by the amount of funding available to sustain it. Continuation of the program will rely heavily on federal funding sources such as the Natural Resources Conservation Service (NRCS) Farm and Ranch Lands Protection Program (FRPP).

Existing Agricultural Protection

The Bayfield County Zoning Ordinance is the primary tool regulating the use of agricultural lands in the Town of Bayfield. The ordinance defines two agricultural zoning districts, A-1 and A-2. The A-1 designation is designed to provide areas for general agriculture and to prevent the encroachment of commercial, industrial, and small-lot residential development. The A-2 district is designed to provide for large contiguous tracts of agricultural land. The minimum required for development in the A-1 district is 4 ½ acres and 35 acres in the A-2 district. Most agricultural land in the Town of Bayfield is zoned A-1, thus is afforded little protection from development.

VI. FARMLAND AND NATURAL RESOURCE PROTECTION TOOLS

Zonina

Zoning is a tool that gives governmental bodies the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. Zoning separates conflicting land uses and ensures that development is directed in certain areas that can accommodate that particular land use. Several different types of specialized zoning exist. This is the primary land use regulatory tool used in Bayfield County.

A county board may pass a general zoning ordinance including a text and map of zoning districts. This ordinance and map become effective in an individual town if the town board votes approval of the county ordinance text and zoning district map for the town. Through this process, town lands under county zoning authority and changes to zoning district designations in the town must be approved by the county board. The town board also has an opportunity to **approve** or **disapprove** all subsequent text and map amendments proposed to a county zoning ordinance, if such changes affect the town. Towns may exercise village zoning powers and may **adopt their own zoning ordinance** if specifically authorized by the town meeting. However, in counties with a county zoning ordinance, the town zoning ordinance would have to be approved by the county board.

It should be noted that a town zoning ordinance would require the approval of the Bayfield County Board of Supervisors. The county board would also have "veto" power over future amendments to the town's ordinance. An alternative to total town administration, could involve 66.30 intergovernmental agreements to contract with the county for zoning administration and enforcement.

The Town of Bayfield adopted the county zoning ordinance in July 1976. Since that time, enforcement of town zoning has been the responsibility of the Bayfield County Zoning Department. Per Wisconsin State Statutes, the Town of Bayfield retains the authority to **disapprove** and **reject** proposed amendments to county zoning ordinances under certain circumstances. This right extends to general county zoning only. It does not extend to shoreland or floodplain zoning. It also does not extend to the zoning of county-owned lands. The right must be exercised according to statutory procedures.

A community's zoning ordinance should be based on that community's comprehensive plan. Zoning should be used as a tool to implement the comprehensive plan. It is important that zoning is consistent with plan goals and the community's future land use map.

Exclusive Agricultural Zoning (EAZ)

EAZ zones are special zoning categories in which agriculture is considered the primary allowable use. Towns may adopt exclusive agricultural zoning for farmland under the Farmland Preservation Program. For farmers to be eligible for income tax credits, they must meet standards that require a minimum parcel size of 35 acres limit the use of the land to those that are agriculturally related. The ordinance must comply with the county farmland preservation plan.

Open Space Zoning

Cluster Design Approach

Under conventional zoning, a development designation is assigned to every acre of land within a jurisdiction. Typically, there is no land left over for open space/undeveloped land. Compulsory open space zoning could require that the "clustering" technique (outlined under Conservation Design Subdivisions) be used in order to group new homes onto a portion of the development, while preserving the

remainder as unbuilt open space. Under this form of development, the same number of homes would be permitted on the site as a conventional design. Decisions on whether or not open space zoning should be obligatory should be based on local desires and requirements. Alternative approaches to mandatory open space zoning include requiring this form of development only in certain designations, or only in situations where specified resources exist (as defined by the local jurisdiction), or to mandate open space zoning in situations where a conventional development plan would remove or degrade more than a specified percentage of the site's resources.

Limited Use Approach

This designation is designed to preserve and enhance the use of open-space lands as a limited and valuable resource. It is further intended to permit limited but reasonable use of open-space land while protecting the public health, safety, and welfare.

Using this approach, a new zoning district is created (Open Space Zoning District). Typically, this designation would apply to lands identified by a comprehensive plan as "Open Space Areas" or "Resource Conservation Areas". Examples of permitted uses may be those activities that enhance or protect environmental resources or recreational activities.

Performance Zoning

Performance zoning uses performance standards to regulate development. Performance standards are zoning controls that regulate the effects or impacts of a proposed development instead of separating uses into various zones. The standards are often related to site development capability. For example, in agricultural areas, performance zoning could be used to limit development on prime agricultural soils and allow development on lower quality soils.

Transfer of Development Rights

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to a parcel of land are transferred from a "sending area" to another parcel referred to as the "receiving area". Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

► The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.





- Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.
- Little financial contribution on behalf of local government.

Conservation Design Subdivisions



Development Site

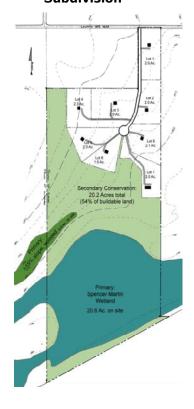
The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of conservation design subdivision is provide opportunity for development while maintaining space characteristics, and/or farmland and while encouraging interaction among residents through site design and protection of habitat and

environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional typically smaller than desian. The lots are conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land may serve as community open space land, farmland, or natural area.

Conservation Design Subdivision



The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹¹ including:

Economic Advantages

- Lower infrastructure and design (engineering) costs
- Attractiveness of lots for home development
- Reduction in demand for public parklands

Environmental Advantages

- Protection of conservation areas and upland buffers (which would normally be developed)
- ❖ Reduced runoff due to less impervious surface cover
- Improved water filtration due to presence of vegetation and buffers
- Opportunities for non-conventional septic system design

Social Advantages

- Opportunities for interaction among residents (common open space)
- Pedestrian friendly
- Greater opportunity for community activities

Building Permits

A regulatory tool available to local governments is control over the issuance of building permits for new construction and modification to existing structures. The local unit may influence the location of new construction within a parcel to better achieve local land use goals. For example, a community may encourage new homes to be located near existing roadways, as a way to minimize driveway length. Siting of new development near roadways provides improved access to public services, including police and fire. Furthermore, by keeping development along the highway corridors, the community can reduce farmland and forest fragmentation.

Best Management Practices (BMP's)

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. The recommendations portion of the plan narrative describes the use of three types of BMP's: shoreland, construction, and forestry.

Shoreland BMP's

Shoreland BMP's are a set of specific actions that landowners can take to help protect and preserve water quality. In many cases, this means preserving the natural characteristics of shoreland property.

The shoreland BMP's produced by the University of Minnesota-Extension (UM-EX) provide specific instructions for a large range of property types (e.g. steep slopes, low vegetation, etc.) and issues pertaining to human use of shoreland (e.g. septic systems, gardens, landscaping, etc.). The information for these BMP's has been

¹¹ Randall Arendt, *Conservation Design for Subdivisions,* (Island Press, Washington D.C., 1996), pp 3-16.

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gathered from many different sources and is very thorough. Wisconsin does not have a specific set of shoreland BMP's, as it relies on forestry and construction BMP's to cover the shoreland area. As more information is gathered on the impact of human activity on shoreland, the BMP's may change accordingly. The shoreland BMP's outlined by UM-EX are meant to apply to all landowners on and near surface waters. It has been discovered that heavy land use by humans on, as well as around, shorelines can promote pollution of the water for human use and disrupt the natural habitation of the area.

The UM-EX Shoreland BMP's contain 20 "Fact Sheets" which provide detailed instruction and diagrams on the topics mentioned above. Some of the Sheets are titled:

- Maintaining Your Shoreland Septic System
- Ensuring A Safe Water Supply
- Limiting Impact of Recreation on Water Quality
- Stabilizing Your Shoreline To Prevent Erosion
- Caring For Shoreline Lawns and Gardens
- Managing Your Shoreline Woodlot
- Managing Crops and Animals Near Shoreland
- Conserving Water

For more information regarding shoreland BMP's consult the University of Minnesota Extension, or the Bayfield County Land Conservation Department.

Construction BMP's

The soil erosion rate in Wisconsin during construction is 10 to 100 times greater than the rate of erosion from agriculture. This erosion and the resulting sedimentation significantly degrades the quality of Wisconsin's surface waters.

Construction BMP's are a set of measures and practices gathered and organized by the Department of Natural Resources from numerous agencies throughout the country which are used to eliminate or drastically reduce this erosion and sedimentation brought on by construction and development.

In the <u>Wisconsin Construction Site Best Management Practice Handbook</u>, the principals of erosion and sediment control are described and then the details of seven subjects related to the prevention of erosion are explained. The seven subjects included in the Handbook are:

- Diverting Flow
- Managing Overland Flow
- Trapping Sediment in Channelized Flow
- Establishing Permanent Drainage Ways
- Protecting Inlets
- Trapping Sediment During Site Dewatering
- Preventing Tracking

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Within each of these subjects, there are subsections providing more information on specific types of problems. For example, in the "Diverting Flow" section temporary and permanent diversion are discussed. In the "Managing Overland Flow" section, numerous blockades are discussed including Silt Fences, Straw Bale Fences, Mulching, and Seeding. In "Trapping Sediment in Channelized Flow", different barriers such as Straw Bale Barrier and Sediment Basin are diagrammed and explained. The means to effectively implement each strategy are covered in depth in the handbook and often include diagrams and site-specific directions.

Also included in the handbook are:

- Sample Erosion Control Plans
- How to Calculate Runoff
- Implementation and Enforcement Aids

These three sections are meant to serve as guides that are helpful in the use of all BMP's outlined in the handbook. For more information regarding BMP's, consult the Wisconsin Department of Natural Resources or the Bayfield County Land Conservation Department.

Forestry BMP's

The goal of forestry BMP's in Wisconsin is to help loggers, landowners, and land managers be good stewards by protecting water quality during forest management activities. The Wisconsin Department of Natural Resources guide titled "Wisconsin's Forestry Best Management Practices for Water Quality" outlines in detail the procedures and practices recommended to attain this goal. These practices are voluntary in the sense that they are not legally binding but are strongly recommended by the DNR to ensure clean and safe water in Wisconsin.

There are eight subject headings in the Forestry BMP. Each of them describes in detail actions and practices that pertain to the specific topic, including:

- Fuels, Lubricants, and Spills
- Riparian Management Zones
- ❖ Forest Roads
- Mechanical Site Preparation and Tree Planting
- Timber Harvesting
- Prescribed Burning and Wildfire
- Chemicals
- Wetlands

Within each of these subjects there are more specific topics covered. For example, the Forest Roads BMP gives instructions for Stream Crossing, Road Drainage, Drainage Structures, Soil Stabilization, and Road Maintenance. The Timber Harvesting BMP includes Planning, Harvesting, Landings, and Skid Trails.

For more details, refer to the <u>"Wisconsin's Forestry Best Management Practices for Water Quality"</u> Field Manual. It is available online or in print form the WDNR. Additional information regarding forestry best management practices can be obtained from the Bayfield County Forestry Department.

Agricultural Programs

The following list of programs may be used by the Town of Bayfield to achieve the goals and objectives presented in this comprehensive plan. This list is not comprehensive, and many other state and federal programs may also exist. It should be noted that many of the natural resource protection programs could also be applied to agricultural resources.

Chequamegon Community Supported Agriculture (CSA)

Community Supported Agriculture organizations provide direct marketing from producers to consumers. Several local farms are part of the CSA, which has committed to sustainable organic agricultural practices. The CSA provides greens, vegetables, fruit (apples, pears, berries, etc.), cider, jams, flowers, and herbs to local merchants. Local delivery sites include: Ashland, Washburn, Bayfield, Cornucopia, Port Wing, Iron River, and Superior.

Wisconsin Department of Revenue Farmland Preservation Programs

Wisconsin's Farmland Preservation Credit Program seeks to preserve Wisconsin farmland by means of local land use planning and soil conservation practices and to provide property tax relief to farmland owners. To qualify for the credit, farmland must be 35 acres or more and zoned for exclusive agricultural use or be subject to a preservation agreement between the farmland owner and the state.

The **Farmland Tax Relief Credit Program** provides direct benefits to **all** farmland owners with 35 or more acres. The credit is computed as a percentage of the first \$10,000 of property taxes up to a maximum credit of \$1,500.

Wisconsin Farmland Protection Program (FRPP)

Farm and Ranch Lands Protection Program keeps productive farmland in privately owned agricultural use by assisting states, tribes, and local government or non-profit entities with the purchase of conservation easements or development rights on productive farmland, and on farms containing significant historical or archaeological resources. Under this program, the Natural Resources Conservation Service will provide up to 50 percent of the purchase cost for perpetual easements on eligible farmland.

VII. AGRICULTURAL RESOURCE GOALS AND OBJECTIVES

Goal: Preserve and expand productive and potentially productive agricultural land (with special emphasis given to microclimate fruit industry) and maintain agriculture as a major economic activity and way of life.

Objective AR-1: focus on farmland preservation by clearly identifying viable farm lands.

Task 1: Continue the funding for the Purchase of Development Rights Program. Explore additional means of raising the necessary capital to finance the program; such as, State and County programs. Establish a development fee program and contact corporate and private sources for donations.

Task 2: Distinguish between prime farmland identified for grain crops and grasses, as compares to Orchard and Berry farmlands.

Task 3: Encourage the application of the Farm Law (823.08 WI Stat.) and ensure appropriate buffer zones between agricultural use and residential use of land.

Objective AR-2: Protect farmland from subdivision and development.

Task 1: Continue the Purchase of Development Rights Program. Explore additional means of raising the necessary capital to finance the program; such as State and County programs. Establish a development fee program and contact corporate and private sources for donations.

Task 2: Explore and implement other means of protecting farmland, such as open space zoning, performance zoning, and conservation design subdivisions

Objective AR-3: Enhance the economic viability of farms.

Task 1: Encourage some form of Grower's Association to provide for improved networking, increased collective purchasing power, cost effective advertising, name recognition for Bayfield farm products, improved access to labor sources, etc.

Task 2: Seek professional assistance in expanding existing markets and establishing new markets for farm products.

Task 3: Improve communications with the Bayfield Chamber of Commerce with a view toward making visitors and potential visitors aware of the existence of the farms and the products that are available. Increase the involvement of growers in Apple Festival.

Task 4: Seek means to help the City of Bayfield strengthen the Farmers Market by finding a permanent location.

Task 5: Establish and implement a local sign program, which directs potential customers to farms.

Task 6: Help farmers stay viable by encouraging and supporting diverse agriculture endeavors.

Objective AR-4: Begin to grow the next generation of farmers

Task 1: Help finance the next generation of farmers through low interest, short-term loans, real estate incentives and/ or tax breaks.

Task 2: Establish a strong working relationship with the Red Cliff Tribe, Northland College, Wisconsin Indianhead Institute, and the Bayfield High School with a view toward internships, work-study career exploration and community service.

Task 3: Support the Bayfield school efforts to develop the Aquaculture, Horticulture and Forestry curriculum. This may be accomplished through coordination with the Bayfield County Economic Development Corporation.

VIII. HISTORIC AND CULTURAL RESOURCES

Cultural and historic sites and features are important community resources. These resources provide a critical link between the present and the past. The Town of Bayfield values its cultural and historic resources and is committed to work to retain their intrinsic value for future generations to enjoy.

Regional History

The Town of Bayfield is located in a region of Wisconsin rich in cultural heritage resources and history. The Chequamegon Bay region has been home for human inhabitants for hundreds of years. Early inhabitants included the Chippewa, Huron, and Ottawa driven westward to Chequamegon Bay following disputes with the Iroquois Confederacy. By 1670, both the Ottawa and Huron were forced out of the region by the Sioux, with the Ottawa relocating on Manitoulin Island and the Huron to Michilimackinac (Mackinac City, Michigan). From about 1680 on, the Chippewa dominated the Chequamegon region.

The first definitively white visitors to the region likely were Pierre Esprit Radisson and Medard Chouart des Grosielliers, French fur traders who were eager to establish trade relationships with the Indian nations. These men were followed by the missionaries, including Father Jacques Marquette who established a chapel on Madeline Island at La Pointe. French explorers and fur traders continued to visit the region and eventually established Fort La Pointe on Madeline Island, which was later destroyed by the British in 1765. Fur trading continued to be the primary focus of the region until early to mid 1800's.

By the early 1800's commercial fishing on Lake Superior had become notable in the region. Catches of whitefish, trout, herring, siscowet, and pickerel were shipped outside of the region, primarily to the northeast and Ohio River valley regions.

Lumbering became an important activity in the region until the early 1920's, when the last sawmill in the region closed. Mining was also notable in the region, with local sandstone (brownstone) used to build some of the most distinctive landmarks found in the metropolitan areas of the upper Midwest.

Wisconsin Architecture and Heritage Inventory

The official historic resource catalog for the State of Wisconsin is the Wisconsin Architecture and Heritage Inventory (AHI). The AHI is a search engine which contains a documentation of 120,000 properties in the State of Wisconsin. This database is maintained by the **Wisconsin Historical Society**, based in Madison, Wisconsin.

It is important to note that the AHI is not a comprehensive listing of Wisconsin's historic resources. It is likely that other historic properties and resources exist within the Town of Bayfield but have yet to be identified or published.

Properties listed in the AHI are not given any special status or increased level of protection.

Within the Town of Bayfield there are a total of 29 records in the AHI database. Of those records, there are 28 structures which have not been demolished. The Tri-County Pureair Sanatorium is the only AHI structure recorded as having been demolished (partly in 1987, wholly later). This facility was listed in the **National Register of Historic Places** and also in the **State Register of Historic Places**.

Table IV-5, AHI Database			
Structure	Туре	Date Constructed	State or Historic Register
Sand Island Light	Lighthouse	1881	National
Barn (STH 13, 3 mi north of Washburn)	Barn	Unknown	Not Listed
House (Olson Rd., 0.5 mi N of Bayfield)	House	Unknown	Not Listed
Bayfield Fish Hatchery	Fish Hatchery	1897	Both
Pillar House, 0.25 mi S of Fish Hatchery	House	1895	Not Listed
St. Anthony Church, Star Route Rd	Church	1899	Not Listed
House, N. Side of Star Route Rd.	House	Unknown	Not Listed
West Bay Club, Sand Island	Country Club	1911	Not Listed
Jensch House, SW Shore of Sand Island	House	Unknown	Not Listed
Sevona Cabin, SW Shore of Sand Island	House	1905	Both
Shaw Farm, SE Shore of Sand Island (building 1)	House	1871	Both
Shaw Farm, House (building 2)	House	Unknown	Both
Shaw Farm (building 3), Ice House	Ice House	1871	Both
Shaw Farm (building 4), House	House	1871	Both
Shaw Farm (building 5), House	House	1871	Both
Pikes Quarry, STH 13 S of Salmo	Brownstone Quarry	1883	Not Listed
House, 1 mi E of Happy Hollow Rd.	House	Unknown	Not Listed
House, Star Rte. Rd, E of Happy Hollow Rd.	House	Unknown	Not Listed
House, Star Rte. Rd, 0.25 mi W of CTH J	House	Unknown	Not Listed
House, N of Bayfield City Limits	House	Unknown	Not Listed

Table IV-5, AHI Database			
Structure	Туре	Date Constructed	State or Historic Register
Fruit House, Current Fish Hatchery Show Pool	Fruit House	Circa 1923	Not Listed
Raspberry Island Light, Raspberry Island	Lighthouse	1862 & 1905	National
House, Current Apple Tree Inn	House	Circa 1905	Not Listed
Bayfield Fish Hatchery Pump House	Water Utility	1923	Not Listed
Loftfield Store-Sand Island	Unknown	Unknown	Not Listed
Plenty Charm, Sand Island	Unknown	1943	Not Listed
West Bay Club, Sand Island	Unknown	1913	Not Listed

Source: Wisconsin State Historical Society

The National and State Register of Historic Places

The National Register of Historic Places was authorized under the National Historic Preservation Act of 1966. Properties listed in the register include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service (NPS), which is part of the U.S. Department of the Interior.

The State Register of Historic Places was established in 1989. State listings must meet evaluation criteria, which include:

- Property is associated with events that have made a significant contribution to the broad patterns of national, state or local history.
- Property is associated with the lives of persons significant to our past.
- Architectural, engineering or artistic merit.
- Archaeological significance

Within the Town of Bayfield, there are a total of 9 (and 1 shipwreck) records listed in the National Historic Register, and 11 structures and sites listed in the State Register.

- Bayfield Fish Hatchery (1 Building)
- Pureair Sanitorium (3 Buildings)
- Sevona Cabin (1 Building)
- Shaw Farm (5 Buildings, 1 Site)

Listing in the National or State Register's does not place any limitations or restrictions on the property. However, listing property does "trigger" state and federal preservation laws that require federal, state, and local government agencies to take into consideration the effect of their plans or projects on these properties.

Archaeological Resources¹²

The Office of the State Archaeologist maintains Wisconsin Archaeological Site Inventory (ASI). This database serves as the state's official register of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites. Listing sites within this register does not convey special legal rights or status. However, Wisconsin's Burial Law (ss. 157.40) prohibits unauthorized disturbances to burial sites. Similar to National and State Historic Register listings, these sites must be protected from the effects of projects that have federal, state, or local government involvement.

It is important to note that the ASI is not a complete inventory of archaeological sites in Wisconsin. It is estimated that less than one percent of existing sites have been identified.

Archaeological Sites and Cemeteries

Our lives are influenced by what we learn from our experiences and by the events that have shaped the communities we live in and the institutions and organizations we encounter. Our history gives us a sense of place and a framework to understand the world. It provides continuity and meaning in our lives and it can be a basis for economic development through preservation programs and heritage tourism.

People have been living in the area for as long as anyone can remember, with hunting, fishing, and forestry playing a central role in people's lives. This story of resource use and land stewardship is preserved in archaeological sites, buildings, landscapes, written accounts, photographs, governmental records, and the thoughts and ideas people remember and pass along by word of mouth. Planning can play a critical part in protecting these resources and in learning from this wealth of experience. Land-use planning and land-use decisions will directly impact historic buildings, archaeological sites, and cemeteries.

Archaeological sites include places where people lived, where they worked, and where they worshipped. These sites were made by the people who lived at the village, farm, or logging camp located just down the road. Archaeological sites occur figuratively and literally under our feet. Archaeology is well suited for providing important information about the lives of people who are not well represented in the written record. Archaeological sites are non-renewable resources and once a site is destroyed, either by natural or human related activities, it cannot be reclaimed.

 12 Background information and data provided by the Wisconsin Historical Society, April 2004

The Wisconsin Historical Society (WHS) maintains a list of archaeological sites and cemeteries referred to as the Archaeological Site Inventory (ASI) which is a component of the Wisconsin Archaeological and Historic Resource Database (WisAHRD). The Archaeological Site Inventory (ASI) is the most comprehensive list of archaeological sites, mounds, unmarked cemeteries, marked cemeteries, and cultural sites available. The **ASI does not** include all of the sites and cemeteries present in the state, however. It includes **ONLY** those sites that have been reported to the WHS. The information in the ASI is a compilation of reports covering 150 years. The information for each entry varies widely and WHS has not been able to verify all of the entries. Few of these sites have been evaluated for their importance. The ASI is changed and updated on a daily basis and recommendations about site importance may change as new information becomes available. **The attached site list will quickly become out of date and a procedure for updating the list should be developed.**

This ASI information is confidential and is not subject to Wisconsin's open records law (Wis. Stats. §44.48 and §157.70). This information is also protected by federal law (Section 304 of the National Historic Preservation Act, Section 9(a) of the Archaeological Resources Protection Act of 1979). This caution not only helps protect archaeological sites but also protects landowners since private landowners own the majority of archaeological sites in the town.

Archaeological Sites and Cemeteries in the Town of Bayfield

Since only a small portion of the town has been surveyed for the presence of archaeological sites and cemeteries, the sites listed in the inventory represent only a fraction of the sites that are actually present. Local residents and American Indian communities who did live and do live and work in the area possess much additional information on other archaeological sites and cemeteries. Steps should be taken to have this information incorporated into the land use plan.

Up to this point in time, 34 archaeological sites and cemeteries have been reported for the town. The following types of sites have been identified:

- Cemeteries
- Native American village / community sites
- Cabin/homestead
- Mills and sawmills
- Docks and piers
- Shipwrecks

The shipwrecks, docks, and mills are physical evidence of the important role the Great Lakes played in the development of Wisconsin and evidence of the role the lakes continue to play in lakeside communities. The <u>Sevona</u> shipwreck is listed on the National and State Register of Historical Places and represents only one of the many sites in the town that is important.

Where are archaeological sites going to be located?

Using the results of archaeological surveys, relevant historical and environmental data, the following high priority areas were designated:

- ❖ Higher, dryer areas adjacent to rivers, streams, creeks, lakes, wetlands
- Higher, dryer areas adjacent to older abandoned rivers, streams, creeks, lakes, wetlands
- Lakeside coves and natural harbors
- ❖ Areas adjacent to spots where creeks and rivers empty into the lake
- Areas adjacent to older historic features such as trails, early roads, rail corridors, and earlier communities

Cemeteries, Burial Mounds, and Other Burials

Cemeteries and burial areas have been set aside as special areas throughout Wisconsin history and they have been given special protection under the law.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance. If anyone suspects that a Native American burial mound or an unmarked or marked burial is present in an area, the Burial Sites Preservation Office should be notified. If human bone is unearthed during any phase of a project, **all work must cease** and the Burial Sites Preservation Office **must be contacted** at 1-800-342-7834 to be in compliance with Wis. Stat. 157.70 which provides for the protection of all human burial sites. **Work cannot resume until the Burial Sites Preservation Office gives permission**. If you have any questions concerning the law, please contact the coordinator of the Burial Sites Preservation Program at the Wisconsin Historical Society, Dr. Leslie Eisenberg, 608-264-6503.

At the present time, a total of five cemeteries and burials have been identified in the town. Since a systematic survey of the county has not been completed, additional cemeteries and burials may be present. As part of the planning process all cemeteries and burials in the town should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.

How do we know which archaeological sites need preservation? Under Wisconsin law Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected. In addition to these, a wide variety of archaeological sites may be worthy of preservation. Through the use of the State and National Register of Historic Places a procedure for identifying important sites is available. The criteria include: a good local example of an architectural style and period; association with a person important in our past; representation of an important period, movement or trend in local, state, or national history; or have the potential to yield important information about our past through archaeological investigations.

Protecting Important Archaeological Sites

The wide variety of methods used to protect natural resources can also be used to protect archaeological sites. For example, land purchases, easement purchases, zoning, and the state operates a tax exemption program for property owners.

With the 1991 changes to Wis. Stats. 70.11 [see 70.11(13m)] it became possible to provide a property tax exemption for owners of archaeological sites listed in the National or State Register of Historic Places. To obtain the tax exemption, the landowner has to agree to place a permanent protective covenant for the site area in the deed for the property. The tax exemption program makes the landowner and subsequent owners stewards of Wisconsin's past. The intent of the program is not to discourage all use of the property containing a site but to encourage land use planning that protects sites.

Under Wisconsin law, Native American burial mounds, unmarked burials, and all marked and unmarked cemeteries are protected from intentional disturbance.

How are archaeological sites and cemeteries identified and evaluated?

Archaeological identification and evaluations are required for a variety of projects that receive federal or state funding, licenses, or permits. These projects are automatically forwarded to the Wisconsin Historical Society for review. Local residents frequently report sites and cemeteries.

Maritime Preservation and Archaeology

The town contains an array of archaeological sites, many unique to Wisconsin because of the presence of the Chequamegon Bay and it shares a rich maritime history with other communities on Lake Superior. Centuries of exploration, travel, commerce, and recreation on the Great Lakes have left an impressive trail of maritime cultural sites along Wisconsin's Great Lakes shorelines and bottomlands. To foster wider public appreciation of the state's rich maritime past and encourage preservation of unique historic sites such as shipwrecks, lighthouses, and historic waterfronts, the Wisconsin Historical Society established the *Maritime Trails program*. Please see the WHS Web site for details of this innovative preservation and heritage tourism program www.wisconsinhistory.org.

Title to Wisconsin's historic shipwrecks is held in public trust by the State of Wisconsin. As steward of these fascinating historical, archaeological, and recreational resources, the Wisconsin Historical Society encourages responsible diver visitation of these sites.

Recommendations

The development of a strong cultural resource component will allow the residents to identify valuable sites and locations and clarify the important role they play in the present and in planning for the future. This can provide a variety of rewards such as heritage tourism, economic development, and other community enrichments.

- ➤ Local residents and American Indian communities who have lived or do live and work in the area possess much additional information on the history of the town and steps should be taken to have this information incorporated into the land use plan.
- As part of the planning process, all cemeteries and burials in the town should be cataloged under Wis. Stat. 157.70 to provide for the maximum protection of these important sites and to clearly define their boundaries.
- Archaeological investigations should be completed at the locations of known archaeological sites to assess the impacts of projects on these resources and archaeological investigations should be completed at high potential areas as identified through research.

CAUTION

➤ It is not uncommon to find evidence of American Indian villages and other early settlements in the form of houses, storage areas, burials, and other undisturbed deposits underneath the tilled layer in farm fields, in urban settings, or under the water along the lakeshore.

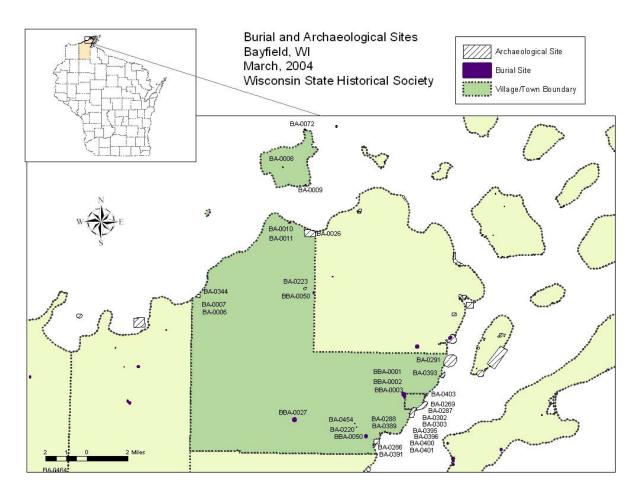
Table IV-6, Archaeological Sites and Burials Town of Bayfield

State Site # Burial Code # (BA a-##)	Site Name / Type	Cultural Study Unit	Town- Range- Section
BA-0006	SCHUMACHER I 1. Campsite/village	Unknown Prehistoric	51, 5, W, 19
BA-0007	SCHUMACHER II 1. Campsite/village	Unknown Prehistoric	51, 5, W, 19
BA-0008	LOGGING ROAD 1. Campsite/village	Unknown Prehistoric	52, 5, W, 23
BA-0009	SAND ISLAND 1. Campsite/village	Unknown Prehistoric	52, 5, W, 25
BA-0220	AUSTRIAN'S SAWMILL SITE 1. Mill/sawmill 2. Cabin/homestead	Historic Euro- American	50, 4, W, 21
BBA-0001	GREENWOOD CEMETERY 1. Cemetery/burial		50, 4, W, 11
BBA-0002	CALVARY CEMETERY 1. Cemetery/burial		50, 4, W, 14
BBA-0003	EVERGREEN CEMETERY 1. Cemetery/burial		50, 4, W, 14
BBA-0027	UNNAMED CEMETERY 1. Cemetery/burial		50, 5, W, 24
BA-0072	SAND ISLAND LIGHT 1. Other	Historic Euro-American	52, 5, W, 12
BA-0223	BABBLING BROOK 1. Cabin/homestead	Historic Euro-American	51, 5, W, 13
BA-0269	R.D. PIKE LITTLE DAISY SAWMILL AND DOCKS 1. Other	Historic Euro-American	50, 4, W, 23



Table IV-6, Archaeological Sites and Burials Town of Bayfield

State Site # Burial Code # (BA a-##)	Site Name / Type	Cultural Study Unit	Town- Range- Section
BA-0280	SEVONA (1890) 1. Shipwreck	Historic Euro-American	
BA-0287	FINN MCCOOL (1926) 1. Shipwreck	Historic Euro-American	50, 4, W, 14
BA-0288	PIKES BAY BARGE (UNIDENTIFIED BARGE) 1. Shipwreck	Historic Euro-American	50, 4, W, 22
BA-0286	CHARLOTTE (1912) 1. Shipwreck	Historic Euro-American	50, 4, W, 27
BA-0302	FRANCIS R. ANDERSON (1885) 1. Shipwreck	Historic Euro-American	50, 4, W, 13
BA-0303	IDLEWILD 1. Shipwreck	Historic Euro-American	50, 4, W, 13
BA-0344	S BAY DOCK 1. Transportation site	Historic Euro-American	51, 5, W, 19
BBA-0050	UNNAMED CEMETERY 1. Cemetery/burial	Historic Euro-American	50, 4, W, 28
BA-0389	SWEENY DOCK SITE 1. Dock/pier/crib	Historic Euro-American	50, 4, W, 22
BA-0391	PIKES DOCK 1. Dock/pier/crib	Historic Euro-American	50, 4, W, 27
BA-0393	HARNESS SITE 1. Mill/sawmill 2. Dock/pier/crib	Historic Euro-American	50, 3, W, 6 50, 3, W, 7
BA-0395	INSHORE TUG 1. Shipwreck	Historic Euro-American	50, 4, W, 23
BA-0396	OFFSHORE TUG 1. Shipwreck	Historic Euro-American	50, 4, W, 23
BA-0400	BLACKHAWK TUG 1. Shipwreck	Historic Euro-American	50, 4, W, 13
BA-0401	BEAR EFFIGY SITE 1. Campsite/village	Historic Euro-American Historic Indian	50, 4, W, 14
BA-0403	BAY VILLA 1. Campsite/village	Historic Indian	50, 4, W, 13
BA-0402 (t)	RED BUFFALO 1. Campsite/village	Historic Indian	51, 3, W, 31
BA-0425 (t)	Child Care Center 1. HCM concentration	Historic Indian	51, 3, W, 30
BA-0424 (t)	Waterline 1. Cabin/homestead	Historic Indian Historic Euro-American	51, 3, W, 31
BA-0423 (t)	Holmes Lot 1. HCM concentration	Historic Indian	51, 3, W, 31
BA-0454	Pike House Ruins 1. Foundation/depression	Unknown Historic	50, 4, W, 21
BBA-0050	1. Holt Cemetery		51, 5, W, 24



Bayfield County Critical Resource Inventory

Critical natural and cultural resources in Bayfield County were identified and assessed as part of the Critical Resources Information Program (CRIP). The CRIP inventory, conducted in 1974-75 defined 67 sites within the county which have high historic and cultural value. Several sites were documented within the Town of Bayfield and surrounding area, including:

- Belanger Cemetery
- Belanger second settlement
- Old CCC Camp
- Bayfield Fish Hatchery

- Sand Island School
- ❖ Sand Island Lighthouse
- Several sites within or near the City of Bayfield

As part of the overall county assessment, CRIP investigators scored each of the sites based upon the subject's architectural, archaeological, or historic properties. Overall, the Town of Bayfield scored very high when compared to other communities in the county.

Shipwrecks

Title to historic shipwrecks is held in public trust by the State of Wisconsin. Both state and federal laws protect shipwrecks from looting, and state efforts are underway to promote continued preservation of these valuable cultural resources.

Table IV-7, Known Shipwrecks, Vicinity of Town of Bayfield			
Vessel	Туре	Location	Lost
Alice Craig	Schooner	Cornucopia Area	1887
Ashland	Tug	Red Cliff Area	1937-38
Bob Cook	Scow	Bayfield Area	1937
Charlotte	Tug	Bayfield Area	1943-45
Fedora	Steamer	Bayfield	1901
Finn McCool	Barge	Bayfield Area	1964
Francis R. Anderson	Tug	Bayfield Area	1910 or Before
Fred and Will	Tug	Sand Bay Area	1878
H.D. Coffinberry	Steamer	Stockton Island	1917
Idlewild	Unknown	Bayfield Area	1937
John A. Paige	Tug	Cornucopia Area	1892
Kakabeka	Stream Screw	Sand Bay Area	1895
Lua	Sailboat	Bayfield Area	1905
M.R. Warner	Schooner-barge	Sand Bay Area	1893
May Corgan (Unk)	Tug	Unknown	1891
Mystic (Unk)	Gas Screw	Bayfield Area	1919
Noquebay	Schooner Barge	Stockton Island	1905
Ottawa	Tug	Red Cliff Bay	1909
Pretoria	Schooner	Near Outer Island	1905
Prussia	Steam Screw	Unknown	1885
R.W. Currie	Tug	Red Cliff Area	1919
Rambler	Tug	Red Cliff Area	1891
Sevona	Bulk Freighter	Sand Island Shoals	1905
Tourist	Tug	Bayfield Area	1889

Source: Wisconsin State Historical Society, University of Wisconsin Sea Grant

The Wisconsin Maritime Trails Program

The Wisconsin Maritime Trails Program was established by the Wisconsin Historical Society to promote public education and preservation of the state's rich maritime heritage. The program is carried out in partnership with the University of Wisconsin Sea Grant Institute. Features of the program include a compilation of Web sites, interpretive signage, public presentations, and shipwreck moorings designed to encourage visitation, exploration, and enjoyment of maritime resources.

Town Resources for Historic Preservation

The Wisconsin State Historical Society

The WHS is a both a state agency and a private membership organization. The state office is located in Madison. By state statute, the WHS is responsible for collecting, advancing, and disseminating knowledge of Wisconsin.

Wisconsin Historical Society History Center and Archives (HCA)

The HCA serves as the northern field office of the Wisconsin State Historical Society, from its offices at the Northern Great Lakes Visitor Center. The HCA is part of a statewide network of Area Research Centers and is managed by the Society's Division of Historic Sites.

Bayfield County Historical Society

The main office of the Bayfield County Historical Society is located in the Bayfield County Courthouse, in the City of Washburn. There are other local area offices found in Drummond, Mason, Oulu, Port Wing, Washburn, and Iron River.

Bayfield Heritage Association

The Bayfield Heritage Association (BHA) was founded in 1974 as a local non-profit heritage preservation organization. The BHA opened the Bayfield Heritage Center, a historical museum and research facility, in 2003.

Historical and Cultural Resource Programs

The following list of programs may be used by the Town of Bayfield to achieve its historic and cultural resource goals and objectives presented in this comprehensive plan. This list is not comprehensive, and many other state and federal programs may also exist.

Wisconsin Historic Preservation Fund Subgrants (Tax Credits)

Historic Preservation Fund (HPF) subgrants are administered by the Wisconsin Historical Society's Division of Historic Preservation (DHP). These grants are in the form of income tax credits for income-producing historic buildings, historic homes, and archaeological sites. These credits are available to all local units of government in the State of Wisconsin and to non-profit organizations.

Wisconsin Humanities Council Historic Preservation Grants

The Wisconsin Humanities Council offers grants of up to \$10,000 for projects that enhance appreciation of the need for historic preservation and/or increase public awareness of the importance of particular historic buildings or decorative art works in Wisconsin. Preference is given to small towns and rural communities with populations under 30,000.

Wisconsin Coastal Management Grants Program

The Wisconsin Coastal Management Grants Program provides nearly 1.5 million dollars to enhance and restore coastal resources. Historic preservation is an eligible use of WCMP grant program funds. Projects under \$50,000 require 50 percent matching funds and projects over \$50,000 require 60 percent matching funds.

National Trust for Historic Preservation/Jeffris Preservation Services Fund (PFS)

This fund was established in 1998 by a gift from the Jeffris Family Foundation to the National Trust. The PSF provides funding to small towns to use in the planning stages of historic preservation projects. Eligible expenses include costs for professional consultants and educational activities. A dollar for dollar match is required for these grants.

IX. HISTORIC AND CULTURAL RESOURCES GOALS AND OBJECTIVES

Goal: Preserve and protect the cultural resources, including those of historical and archaeological importance.

Objective HCR-1: Collect and compose a comprehensive picture of the history of the Township, its cultural and historic resources and its commitment to work to retain their intrinsic value for future generations to enjoy.

Task 1: Conduct and record oral interviews, beginning with living elders. Conduct group sessions of older people to reminisce about town history.

Task 2: Compose decade maps (one for every ten years) for the entire township with special emphasis on the following: Sanitarium, Salmo Fish Hatchery, Belanger Settlement, Red Dam on Pike's Creek, logging camps and lumber operations, Sand Island schools, agriculture (berry farms, orchards, turkey farms, mink farms, fox farms, Grower's association), marina developments, sailing and boating, Ski Hill, National Park Service, commercial fishing, quarries, railroad, Highland and other social clubs, brothels, bootleggers, gypsies, and natural disasters.

Task 3: Create an historic map of the Township

Task 4: Write the story of the township and make it available in writing and on the town's web site.

Objective HCR-2: Develop and maintain archives

Task 1: Collect, store and establish a "check out" procedure for all artifacts, including photos, videos, and audiotapes.

Task 2: Scan photos and put CD's and videos on DVD. Professionally capture old audiotapes.

Task 3: Acquire fireproof receptacles for records

Task 4: Develop a procedure for recognizing all donors of historical items.



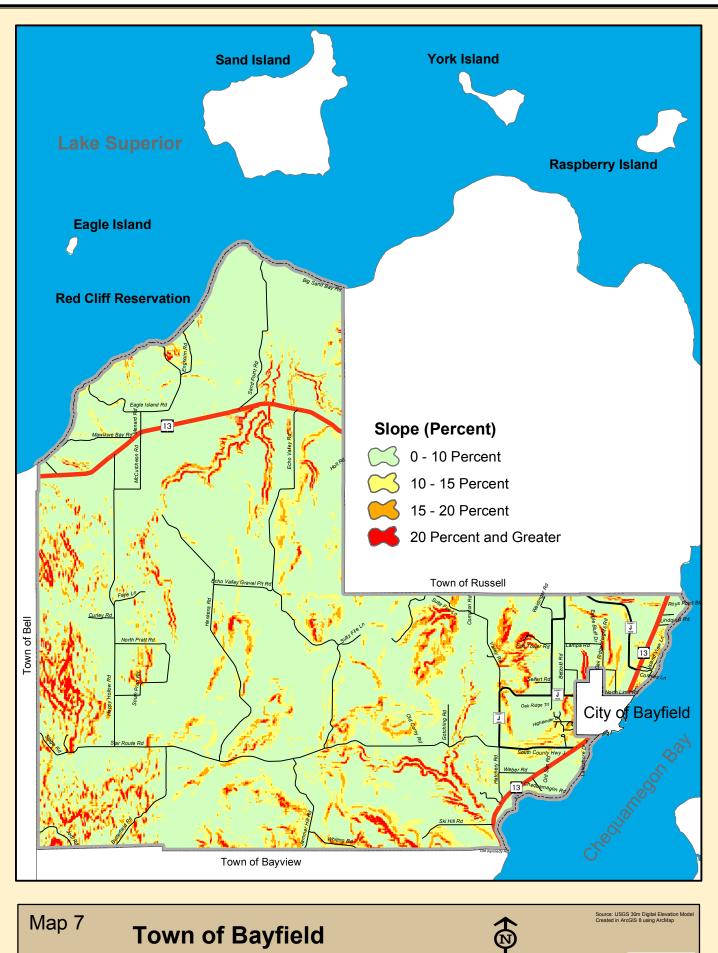
Map 6

Town of Bayfield Elevation & Topography



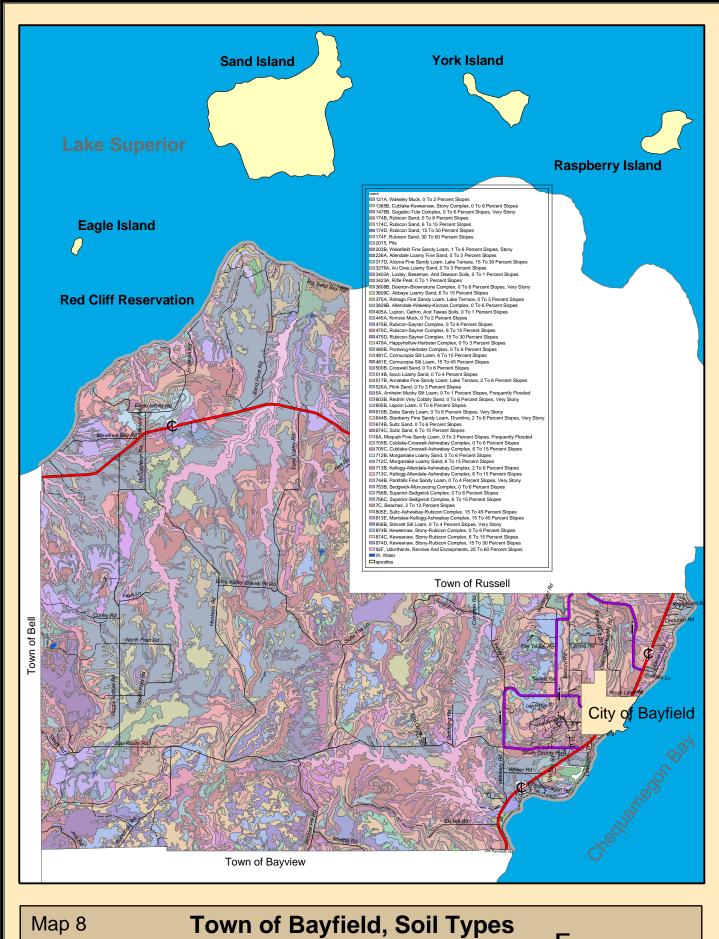
Source: USGS 30m Digital Elevation Mode 20 foot contour interval Created in ArcGIS 8 using ArcMap





Percent Slope

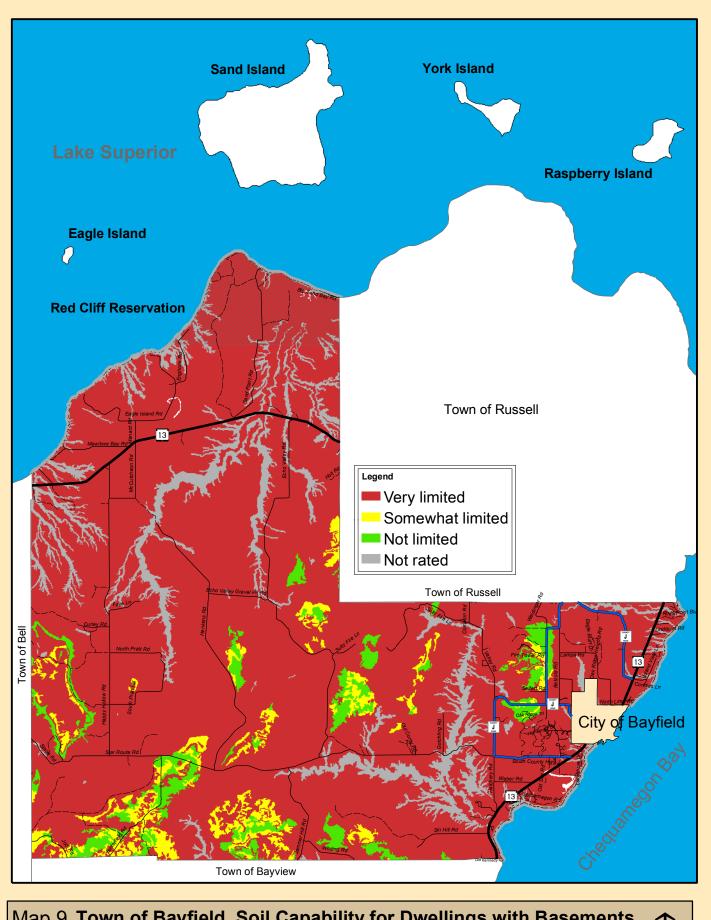




The Soil Survey Data for the Town of Bayfield in Northern Bayfield County was provided by the United States Department of Agriculture, Natural Resources Conservation Service. It is current as of August 28, 2003, and is subject to change upon completion of the soil survey for Bayfield County.

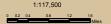




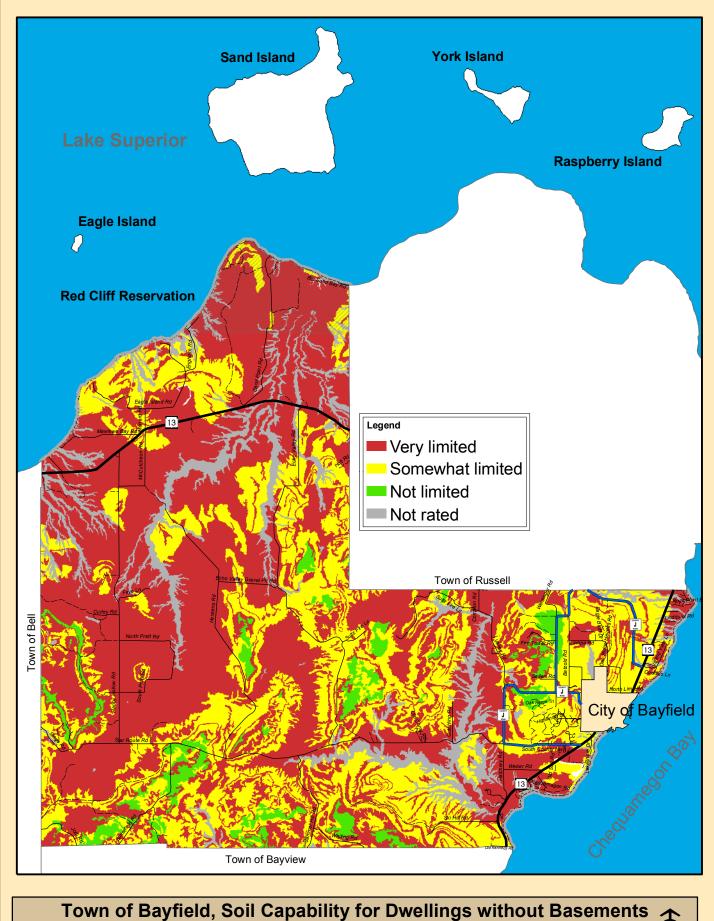


Map 9 Town of Bayfield, Soil Capability for Dwellings with Basements Based on Least Limiting Soil Condition of Mapping Unit

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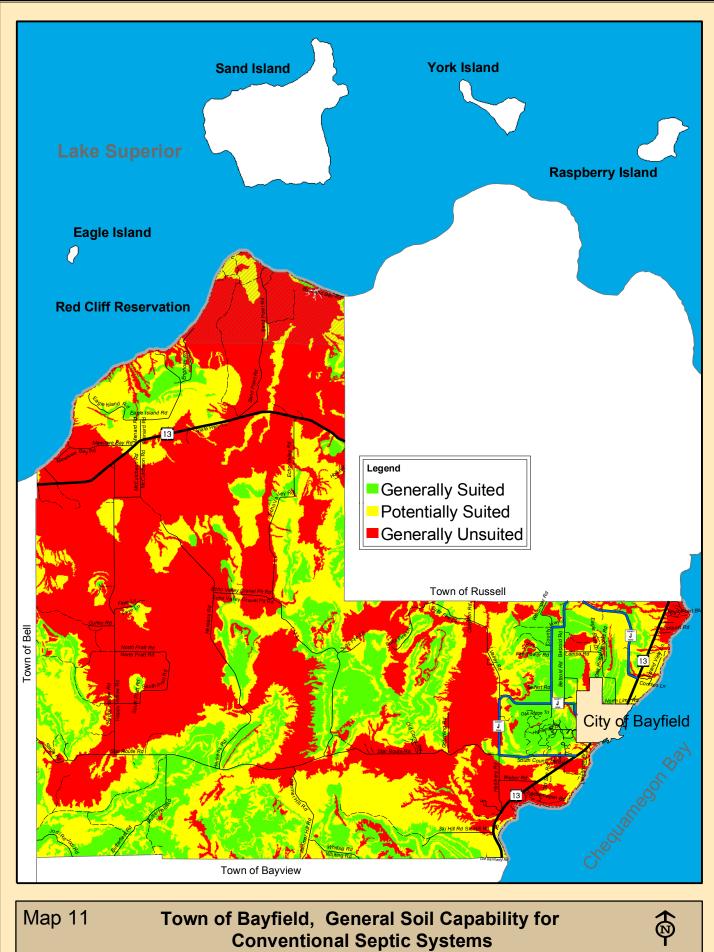
Based on Dominant Soil Condition of Mapping Unit

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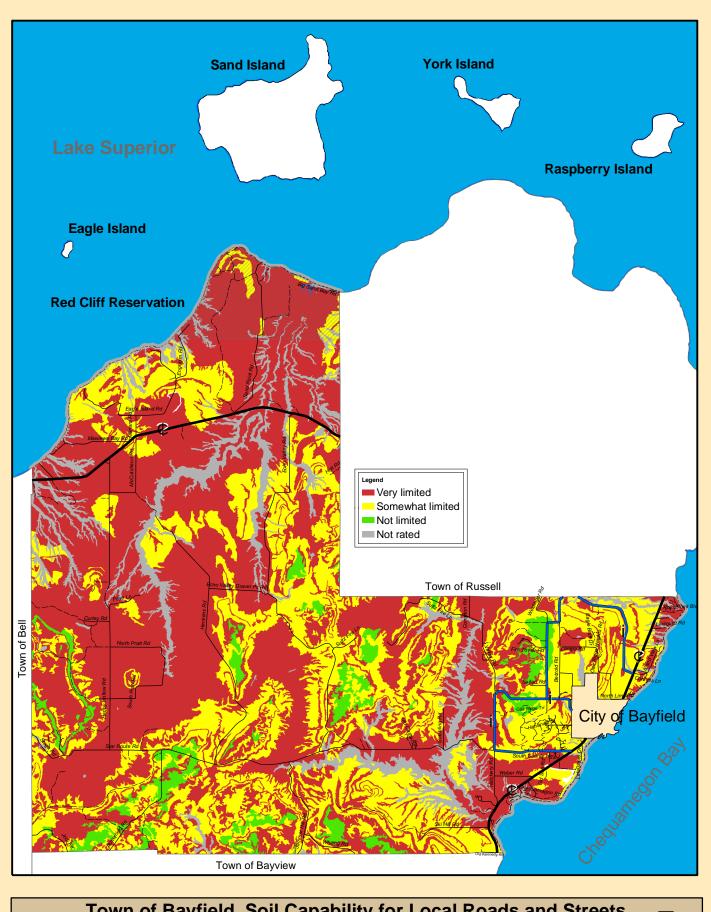
Map 10







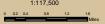




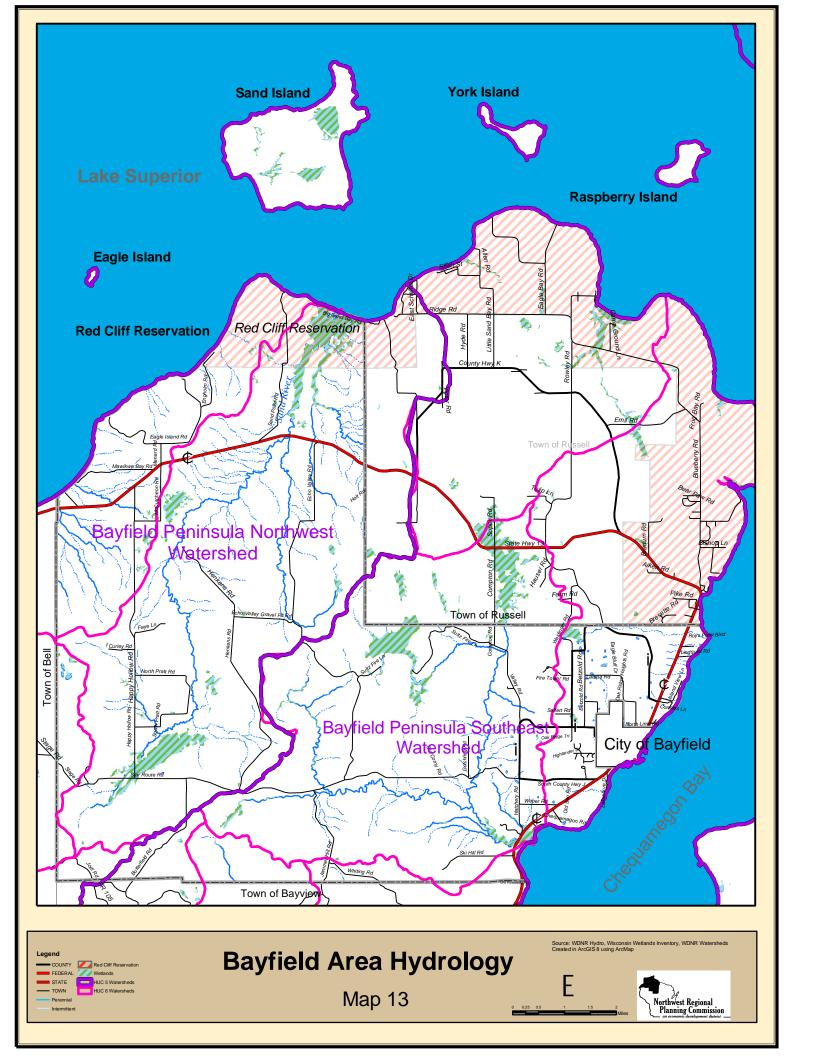
Town of Bayfield, Soil Capability for Local Roads and Streets Based on Dominant Soil Condition of Mapping Unit

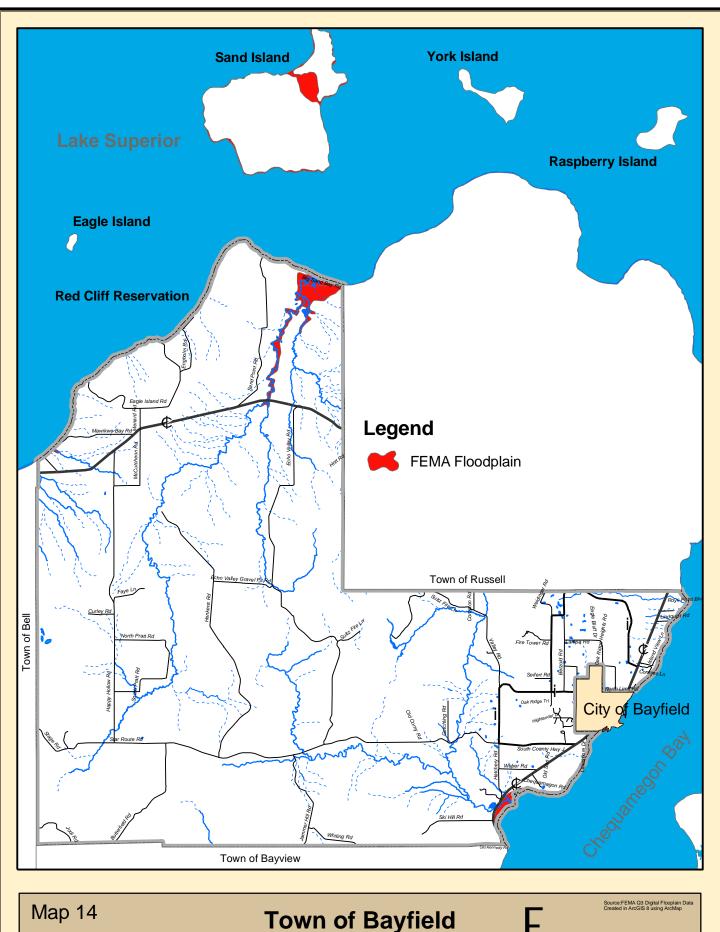
The Soil Survey Data for the Town of Bayfield in Northern Bayfield County was provided by the United States Department of Agriculture, Natural Resources Conservation Service. It is current as of August 28, 2003, and is subject to change upon completion of the soil survey for Bayfield County.

Map 12

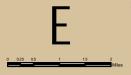




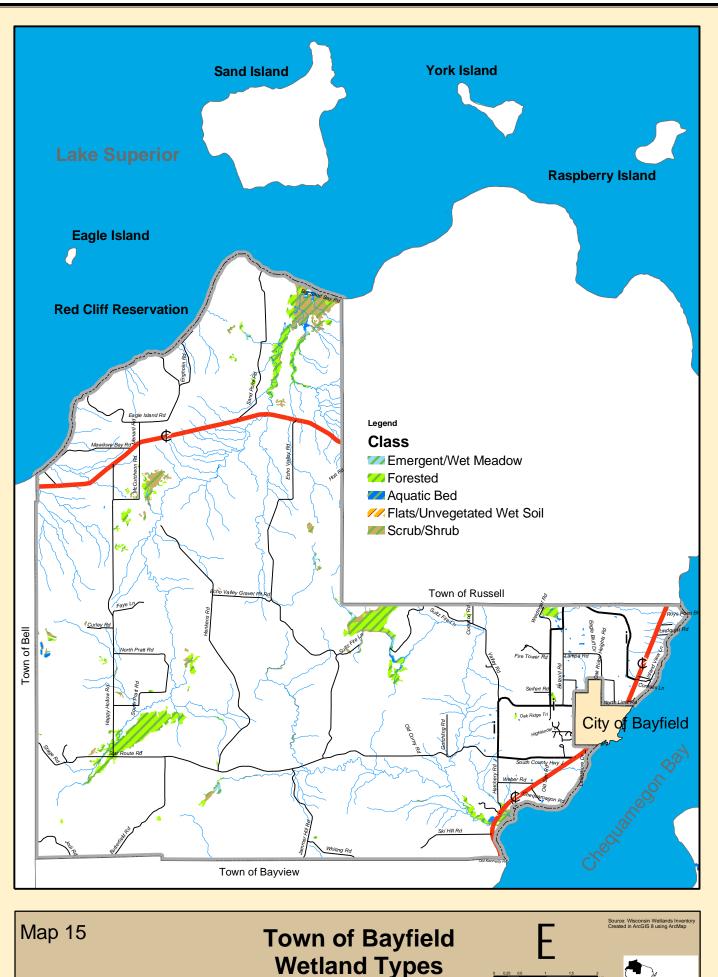




Town of Bayfield FEMA Floodways

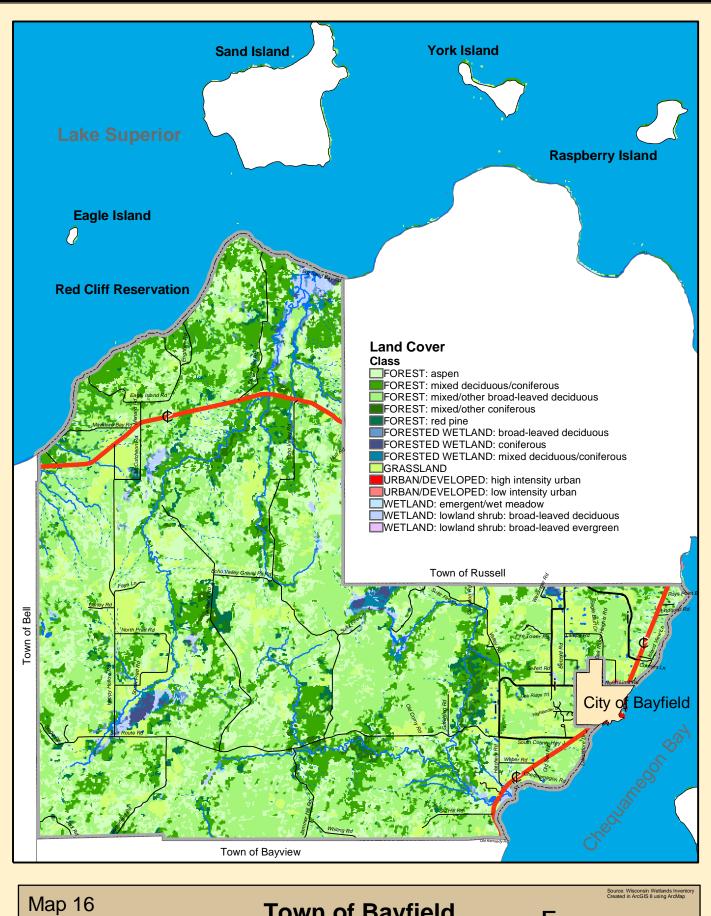




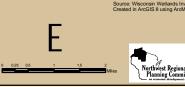


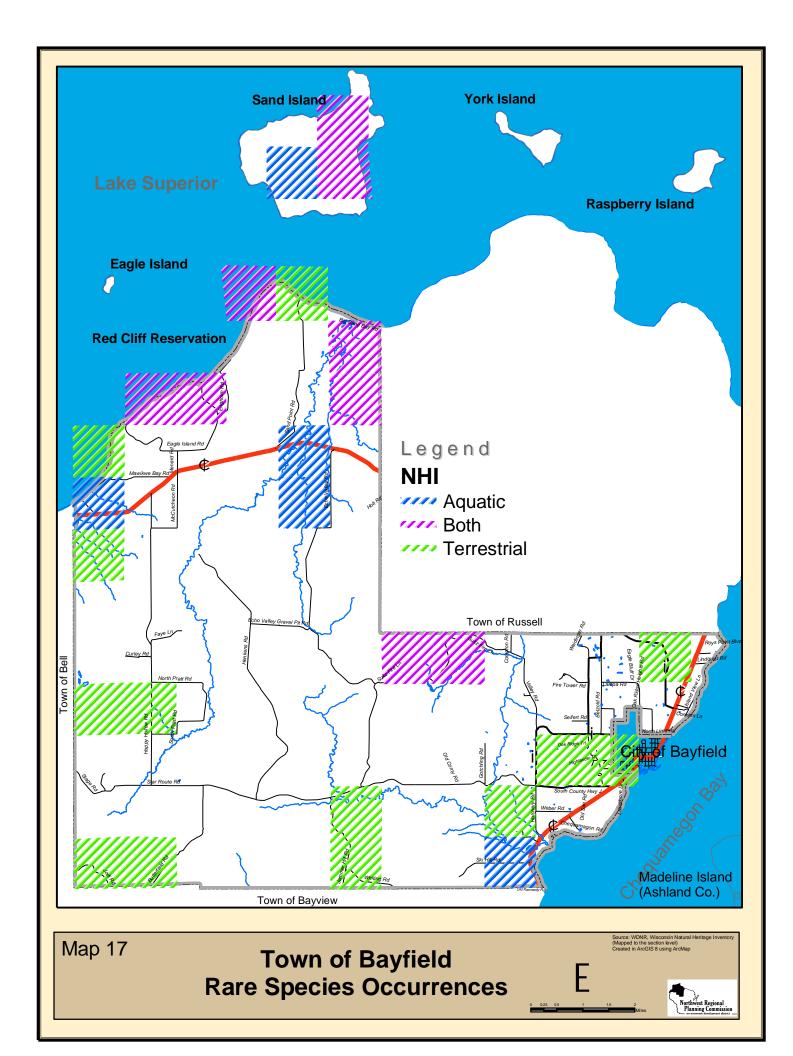
Wetland Types

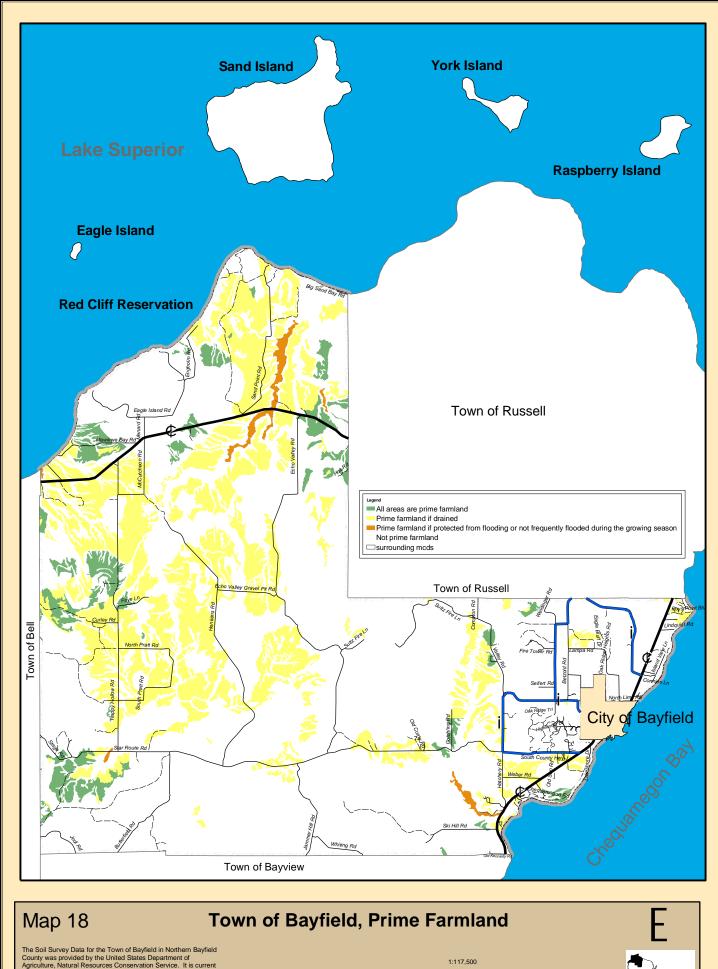




Town of Bayfield Land Cover

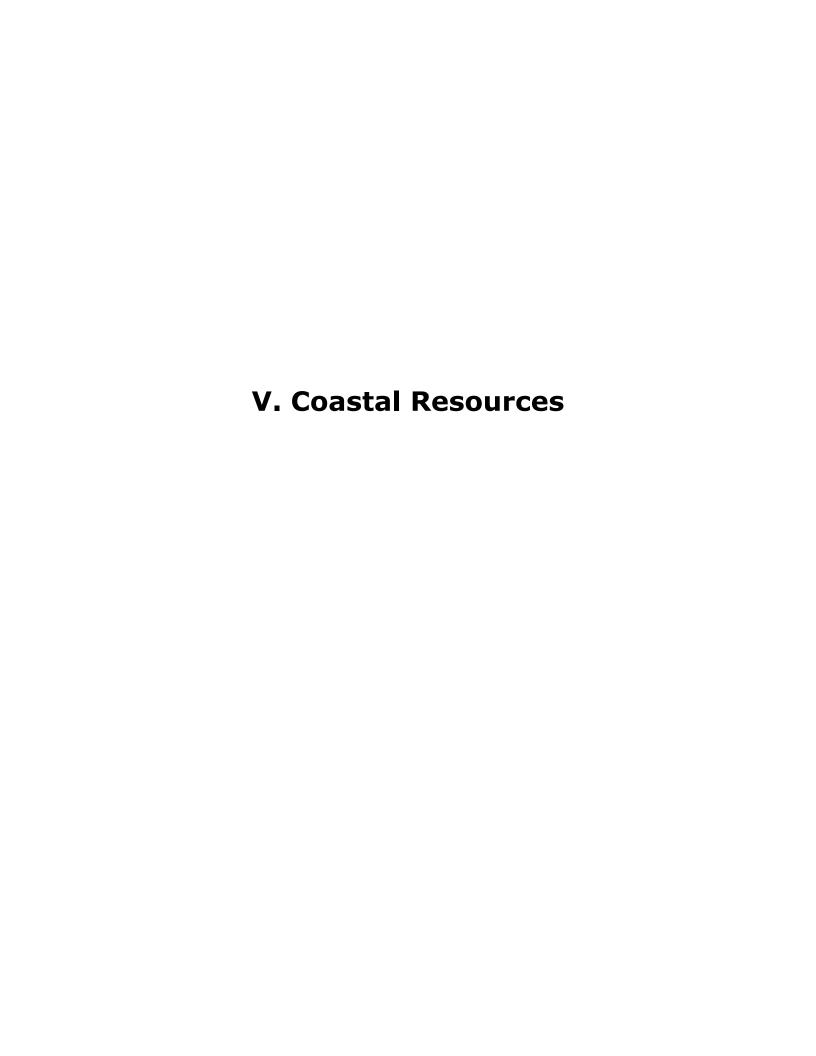


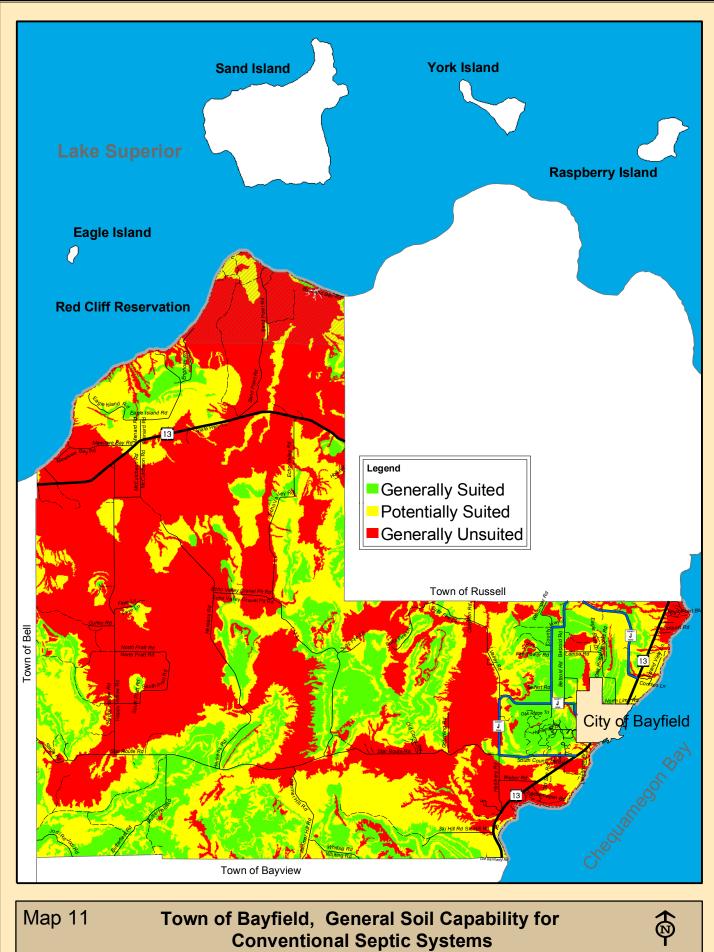




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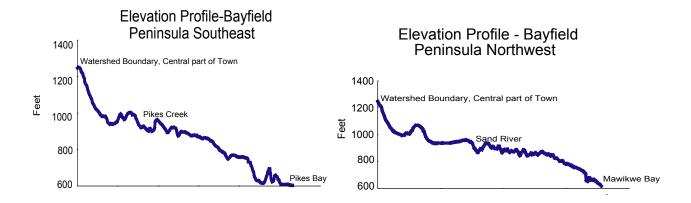
I. BACKGROUND

The Town of Bayfield has 14.8 miles of mainland Lake Superior shoreline, with an additional 11.3 miles of shoreline along Sand and Eagle Islands of the Apostle Islands National Lakeshore. The town's western mainland coast stretches from Mawikwe Bay northeasterly along the Apostle Islands National Lakeshore to Sand Bay and the Town of Russell. The eastern mainland coastline lies along Chequamegon Bay roughly between Roy's Point and Van Tassell's Point. The entire surface area of the town drains to Lake Superior, thus, the whole community is considered to lie within the "coastal zone".

Bayfield's coastal heritage and resources are significant on a local, state, and national scale. Tourism and recreation have replaced lumbering and fishing as the primary economic development activities in the region. Each year, tens of thousands of visitors travel to the Bayfield Peninsula to vacation, recreate, and experience the region's rural charm. The unique microclimate of the Bayfield Peninsula provides opportunities for growing fruits and berries. This practice has become a key component of the local economy and tourism industry.

Coastal Drainage Network

The Town of Bayfield is divided into two primary watersheds, Bayfield Peninsula Northwest (LS06) and Bayfield Peninsula Southeast (LS07). Both of these primary watersheds drain to Lake Superior. The LS07 watershed includes several smaller hydrologic units referred to as sub-watersheds. These areas represent the surface drainage areas for individual streams such as Pikes Creek, North Pikes Creek, Brickyard Creek, Birch Run, and several unnamed waterways. Surface runoff within the LS07 watershed drains these watercourses eventually ending up in Chequamegon Bay of Lake Superior.



Soils of the LS07 watershed include the highly erodible red clays common to the south shore of Lake Superior. Red Clay soils are highly susceptible to erosion. Streams within the clay plain frequently experience periods of heavy sediment deposition following rainfall events and spring runoff.

Streams in the northern and western portions of the Town of Bayfield are part of the Bayfield Peninsula Northwest Watershed (LS06). Surface runoff drains this watershed via streams and overland flow, both of which enter Lake Superior. Several smaller subwatersheds are encompassed by the LS06 watershed in the Town of Bayfield. These include the Sand River, Racket Creek, and Saxine Creek sub-watersheds. Red Clay soils characterize the lower reaches of the LS06 watershed.

Coastal Habitats

Several areas within the Town of Bayfield have been identified as being important coastal habitats for plants, fish, and wildlife. Coastal wetlands of the Bayfield Peninsula are recognized as having statewide and Lake Superior basin-wide significance. Several streams draining Bayfield Peninsula have coastal wetlands at their mouths. The Wisconsin Department of Natural Resources has identified primary coastal wetland sites on Lake Superior. Two sites in the Town of Bayfield were identifed by WDNR as "primary wetland sites". These communities, the Sultz Swamp and Sand Bay coastal wetland complexes ,support unique and diverse habitats for plants, fish, and wildlife. Several threatened, endangered, or sensitive species and communities are found within these primary wetland sites. A comprehensive list of sensitive species and communities of the Bayfield Peninsula Northwest & Southeast Watersheds is found beginning on page V-9.

The Lake Superior Binational Program, a lake advisory partnership between the United States and Canada has also identified important habitat sites in the Lake Superior Basin. Several important sites within the Town of Bayfield were identifed including the Pikes Creek Slough, Sand Bay, along with the Sand River, and Mawikwe Bay tributaries.

The Bayfield Peninsula tributaries account for over 50 percent of the natural trout and salmon reproduction along Lake Superior's South Shore. Lake Superior tributary streams also provide critical rearing habitat for both resident and migratory fish populations. The Wisconsin Department of Natural Resources launched the Northern Rivers Initiative (NRI) in October 1997. The focus of the NRI program is to safeguard rivers and streams from the growing pressures that threaten them, especially pressures associated with shoreland development. A strategy evolved to compile a prioritized list of stream corridors in northern Wisconsin that warrant additional protection, based on their high ecological significance, outstanding natural scenic beauty, and/or special recreational values. Rankings for select streams in the Town of Bayfield are found in **Chapter VI**, **Natural, Agricultural and Cultural Resources.**

The Land Legacy Report

The <u>Wisconsin Land Legacy Report</u>, prepared by the Wisconsin Department of Natural Resources, inventories places critical in meeting the state's future conservation and recreation needs. The report identifies the Apostle Islands, the western Lake Superior drowned river mouths, the south shore streams, and Mt. Ashwabay as a "Legacy Places" along the Lake Superior shoreline.

The Apostle Islands ranked high in conservation significance due to the exceptional diversity of plants and animals in their many habitats. The islands were also considered significant due to the recreational opportunities and experiences they provided. The western Lake Superior drowned river mouths category includes the Sand Bay estuary. The Legacy Report ranked these as having high conservation significance due to the critical habitat these river mouths provide for migratory birds during spring and fall migrations. Streams of the south shore, including Pikes Creek and the Sand River, were also listed as "Legacy Places" by the report. These streams provide a valuable corridor for a variety of wildlife species by connecting headwater stream reaches with coastal estuaries. These streams also provide significant in-stream habitats for trout and salmon.

The Legacy Report also lists Mt. Ashwabay as a Legacy Place in the Town of Bayfield. The sides of Mt. Ashwabay contain a core area of old-growth hemlock-hardwood forest which provides habitat for many northern bird species.

Individual coastal resources are identified and discussed in further detail under the heading "Inventory of Critical Coastal Resources".

Inventory of Critical Coastal Resources

♦ Apostle Islands National Lakeshore

Established on September 26, 1970, the Apostle Islands National Lakeshore encompasses an archipelago of 21 islands and a total of 12 miles of mainland coast within Bayfield County. Within the Town of Bayfield, there are 6.5 miles of mainland coast and 11.3 miles of island coastline within the lakeshore, encompassing nearly 4,775 acres of land. Both Eagle Island, north of Mawikwe Bay, and Sand Island, north of Sand Point, are within the Town of Bayfield. Abundant cultural and natural resources make the lakeshore a popular tourist destination, especially during the summer months.

Birch Run

Birch Run Creek is classified as an **Outstanding Resource Water** by the State of Wisconsin. The creek is a class I trout water which supports both resident and migratory species of trout and salmon. The original stream course was altered in 1966 to provide a water supply for nearby wildlife ponds but has since returned to its normal flow pattern. The Bayfield State Fish Hatchery constructed a concrete raceway at the headwaters and dam downstream from the headwaters for use as rearing facilities. Mixed land uses occur within this streams relatively small drainage area. Forest, agricultural, and low-density rural residential land uses are found in the watershed. Limited commercial uses are found near this stream along State Highway 13.

Srickyard Creek

Brickyard Creek is a small brook trout stream 2.5 miles north of the City of Bayfield. Current land uses within the watershed are mixed, with rural residential, forest, and agricultural land uses present.

Cliffs and Sea Caves, Saxine Creek to Sand Bay

The Lake Superior Shoreline extending from Saxine Creek at Mawikwe Bay, northeasterly to Sand Bay is a unique segment of the Apostle Islands National Lakeshore. Along this reach are numerous sandstone cliffs and sea caves which are created by the eroding and undercutting action of waves. This reach is a popular area among tourists in both the summer and winter. The lakeshore trail extends 4.5 miles, from Meyers Road, past the cliffs above the mainland sea caves, and approximately halfway along the lakeshore's mainland unit. This segment of shoreline is also popular among sea kayakers. Ownership is primarily federal, and current land uses are forest and undeveloped lands.

Mouth of Pikes Creek & Pikes Creek Sloughs

The mouth of Pikes Creek is in T50N R4W S27, east of State Highway 13. This area supports a coastal wetlands complex with both emergent and submergent aquatic plant species present. The Lake Superior Binational Program has identified the mouth of Pikes Creek and the Pikes Creek Sloughs as important habitat areas for coastal wetlands.

North Pikes Creek

This small feeder stream to Pikes Creek has its origins in springs and wetlands, and the stream's most significant tributary drains **Sultz Swamp**, a large interior wetland complex. North Pikes Creek enters Pikes Creek approximately 1.5 miles west of the mouth at Lake Superior. The entire creek is considered a class I trout fishery and outstanding resource water. Many of the resident fish are the offspring of lake run trout and salmon. Some stretches of the stream have had a history of damage caused by streambank pasturing and animal waste runoff. Other activities in the watershed include orchards, gravel pits, and some forestry. Mixed land uses are found throughout the watershed.

Pikes Bay

Stretching from Pureair to Van Tassells Point, Pikes Bay, and the Pikes Bay sloughs at the mouth of Pikes Creek provide essential coastal wetland habitat, unique within the Lake Superior Basin. The Pikes Bay Marina is located here, north of the mouth of Pikes Creek. There are also two known shipwrecks located within the bay. With the exception of the mouth of Pikes Creek, the shorelands of Pikes Bay are under private ownership. The shoreline surrounding the bay is relatively developed. Condominium development is found along the northern part of the bay, as is the Pikes Bay Marina, the largest marina facility on the Bayfield Peninsula.

Pikes Creek

Pikes Creek is considered a mid-size class I trout stream flowing from south of Star Route Road in the central part of the township to the mouth on Lake Superior at Pikes Bay. The stream supports a diverse fishery including brook, brown, and rainbow trout and migratory trout and salmon species from Lake Superior. The stream drains approximately 30 square miles and has a moderately steep gradient. This large drainage area coupled with the steep gradient has resulted in historical periodic flash flooding problems. The upper reaches of Pikes Creek are within the Bayfield County Forest. The stream's lower reaches are predominantly under state ownership. Most of the upper reaches of the Pikes Creek watershed have forest as the dominant land use. While in the lower reaches, residential and agricultural uses fragment the overall forested land use pattern.

Racket Creek

Racket Creek extends from slightly northwest of the Sultz Swamp to its confluence with the Sand River near State Highway 13. This creek is not considered to be a trout stream according to the Wisconsin Department of Natural resources, although it is considered capable of supporting a class III brown trout fishery. The stream flows predominantly through Bayfield County Forest lands, and may be subject to periodic clearcutting and other logging operations. The predominant land use within the watershed is forest, with much of the lands being part of the Bayfield County Forest.

Red Cliff Reservation

The Red Cliff Reservation was created through a series of treaties between the United States government and the Red Cliff Band of Lake Superior Chippewa Indians. The exterior reservation boundaries encompass 14,093 acres of land in a "patchwork" pattern of ownership. This mixed ownership pattern is the result of the Allotment Act (Dawes Act) of 1887 which broke up reservations and granted lands to individual tribal members. The boundaries of the Red Cliff Reservation extend into the Town of Bayfield along the coastal zone, from the town's western boundary at Sand Bay to Section 4, T51N R5W. Within this portion of the reservation, forest is the dominant land use.

Sand Bay and the Sand River Estuary

Sand Bay and the Sand River Estuary are part of the Apostle Islands National Lakeshore. Formed at the mouth of the Sand River, the estuary is a complex of wetlands separated from Lake Superior by a forested sandspit. The Sand Bay wetlands are classified as *Priority Wetlands* by the Wisconsin Department of Natural Resources. The Lake Superior Binational Forum has also identified this area to be an important habitat site within the Lake Superior Basin. Current land uses within this area are primarily forest and undeveloped lands.

Sand River

The Sand River flows northerly from its headwaters near the Saint Anthony Church towards the mouth at Sand Bay on Lake Superior. Elevational change within the watershed is significant, ranging from nearly 1300 feet in the Bayfield Peninsula Ridge to 601 feet at Lake Superior. The river is subject to periodic flash flooding, which can be severe and destructive. The river has recorded historic measurements of nearly 12 feet above flood stage. The river supports a population of brook trout in its lower reach due to the numerous feeder springs and seepages that filter cold water into the river system. At Sand Bay, the river forms a coastal estuary and wetland complex which provides critical habitat to fish, plants, and wildlife. This river was identified in the coastal wetlands evaluation as an aquatic priority site (Epstein 1997). A sizable portion of the Sand River watershed is part of the Bayfield County Forest. The primary land use within the watershed is forest, although mixed rural residential and agricultural uses are found within the watershed, especially in the vicinity of Happy Hollow and Star Route Roads.

Saxine Creek

Saxine Creek is a small spring-fed stream which empties in to Mawikwe Bay in the northwest part of the Town of Bayfield. This creek is considered to be an **Exceptional Resource Water** by the State of Wisconsin. The stream supports populations of both migratory and resident trout and salmon species and is considered to be a Class I brook and rainbow trout fishery. The dominant land use within the Saxine Creek watershed is forest and undeveloped. The upper reach of the stream lies within the Bayfield County Forest, while the lower reach is within the Apostle Islands National Lakeshore.

Saxine Creek Wetlands

A coastal wetlands complex is found at the mouth of Saxine Creek, near Mawikwe Bay. These wetlands serve as important habitat for fish and wildlife species. Land uses adjacent to this wetlands complex are primarily forest and undeveloped use. Adjoining land ownership is both federal (Apostle Island National Lakeshore), and commercial forestland.

Sultz Swamp

The Sultz Swamp is a large acid peatland located approximately five miles northwest of the City of Bayfield in the Bayfield County Forest. This peatland community consists of a mature swamp forest of black spruce, an extensive muskeg/open bog, and large populations of several rare species. The Wisconsin Department of Natural Resources classifies the Sultz Swamp as a Primary Coastal Wetland site and the Nature Conservancy considers this site to be a "Conservation Area". This wetland community is surrounded entirely by county forest land and is designated as a "wild area" in the Bayfield County 10-year Forest Management Plan. Currently, there is little human disturbance within the area, with the exception of a powerline corridor. The current management plan dictates that the area be allowed to return to its "natural state" and limits motor vehicle traffic to snowmobiles and maintenance travel.

Onnamed Tributary to Pikes Bay

An unnamed dry run tributary to Pikes Bay is proposed for addition to NR104 as supporting limited aquatic life from the <u>Pikes Bay Sanitary District</u> outfall in T50N R4W S22 SESE to the outlet. The wastewater treatment plant was formerly known as the Pureair wastewater treatment plant. Current land uses within the drainage area of this stream are mixed rural residential and forest.

Coastal Resources of Concern

Common Name	Scientific Name	Habitat in Town of Bayfield
Auricled Twayblade	Listera auriculata	Lower Pikes Creek
Bird's-Eye Primrose	Primula mistassinica	Squaw Point, Sand Island
Broad-Leaved Twayblade	Listera convallarioides	Sand Bay
Brown Beakrush	Rhynchospora fusca	Sand Bay Bog & Beach
Chilean Sweet Cicely	Osmorhiza chilensis	Sand Island
Crinkled Hairgrass	Deschampsia flexuosa	Sand Bay Bog & Beach
Downy Willow-Herb	Epilobium strictum	Sand Bay Bog & Beach
Fir Clubmoss	Lycopodium selago	Squaw Bay Cliffs
Hair-Like Sedge	Carex capillaris	Squaw Bay Cliffs
Large Roundleaf Orchid	Platanthera orbiculata	Sand Bay, Sand Is., Brickyard Ck.
Livid Sedge	Carex livida var. radicaulis	Sand Bay Bog & Beach
Marsh Horsetail	Equisetum palustre	Sand R. Bottoms, Lower Pikes Ck.
Marsh Willow-Herb	Epilobium palustre	Sand Bay Bog & Beach



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М	ichaux Sedge	Carex michauxiana	Sultz Swamp
М	ountain Cranberry	Vaccinium vitis-idaea ssp. minus	Eyrie Cliffs
N.	arrow False Oats	Trisetum spicatum	Sand Island, Sand Point Cliffs
-	ne-Flowered roomrape	Orobanche uniflora	Lower Pikes Creek
Pa	ale Sedge	Carex pallescens var. neogaea	Sand Island, Sand Point Cliffs
R	obbins Spikerush	Eleocharis robbinsii	Sand Bay Bog & Beach
	parse-Flowered edge	Carex tenuiflora	Sand Bay Bog & Beach
S	wamp-Pink	Arethusa bulbosa	Sand Bay Bog & Beach, Sultz Swamp
Tu	ufted Hairgrass	Deschampsia cespitosa	Sand Island
	ellow Evening rimrose	Calylophus serrulatus	Bayfield Peninsula East

Source: Wisconsin Department of Natural Resources

	Table V-2, Town of Bayfield Resources of Concern, Birds				
	Common Name	Scientific Name	Habitat in Town of Bayfield		
	American Peregrine Falcon	Falco peregrinus anatum	Squaw Bay Cliffs		
	Bald Eagle	Haliaeetus leucocephalus	Various		
	Blackburnian Warbler	Dendroica fusca	Sand Island		
S	Connecticut Warbler	Oporornis agilis	Sand Bay		
BIRD	Golden-Winged Warbler	Vermivora chrysoptera	Sultz Swamp		
BI	Gray Jay	Perisoreus canadensis	Sand Bay		
	Nashville Warbler	Vermivora ruficapilla	Sultz Swamp		
	Swainson's Thrush	Catharus ustulatus	Sand Island		
	Ruby-Crowned Kinglet	Regulus calendula	Sultz Swamp		
	Tennessee Warbler	Vermivora peregrina	Sand Bay		
	Yellow-Bellied Flycatcher	Empidonax flaviventris	Sultz Swamp, Sand Bay		

Source: Wisconsin Department of Natural Resources

BUTTERFLIES AND MOTHS

Table V-3, Town of Bayfield Resources of Concern, Butterflies and Moths				
Common Name Scientific Name		Habitat in Town of Bayfield		
Bog Copper	Lycaena epixanthe	Sand Bay		
Bog Fritillary	Boloria eunomia	Sand Bay		
Dorcas Copper	Lycaena dorcas	Sultz Swamp		
Great Copper	Lycaena xanthoides	Squaw Point Field		
Inornate Ringlet	Coenonympha tullia	Squaw Point Field		
Tawny Crescent Spot	Phyciodes batesii	Squaw Point Field		

Source: Wisconsin Department of Natural Resources

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RARE MACRO INVERTIBRATES

Table V-4, Town of Bayfield Resources of Concern, Rare Macro invertebrates				
Common Name	Scientific Name	Habitat in town of Bayfield		
Coleoptera; Family Dytiscidae	Sanfilippodytes pseudovilis	Sand River, Saxine Creek		
Coleoptera; Family Dytiscidae	Oreodytes scitulus	Sand River		
Odonata; Family Cordulegastridae	Cordulegaster obliqua	Racket Creek, Sand River		
Trichoptera; Family Limnephilidae	Onocosmoecus unicolor	Racket Creek, Sand River, Saxine Creek, Pikes Ck.		
Trichoptera; Family Limnephilidae	Psychoglypha subborealis	Saxine Creek, Birch Run Creek		
Trichoptera; Family Rhyacophilidae	Rhyacophila brunnea	Saxine Creek		

Source: Wisconsin Department of Natural Resources

Table V-5, Town of Bayfield Resources of Concern, Communities				
Community	<u>Location</u>	<u>Description</u>		
Alder Thicket (Shrub Swamp)	Sand Bay	This tall shrub wetland community is dominated by speckled alder. Common sites include stream and lake margins, the interface between open and forested wetlands communities, the interface between open wetlands and upland communities and depressions where there is movement of groundwater through the soil.		
Boreal Forest	Sand Island	Threats to these communities include logging, increased development, invasive species and suppression of natural disturbance regimes.		
Coastal (Poor) Bog	Sand Bay, Red Cliff Reservation	The coastal bog is also considered an herbaceous wetland community. The surface layer of this open peatland community, which occurs as part of the coastal sand spit-lagoon complexes, is comprised of Sphagnum mosses. The mats are typically quite firm and may be "grounded" along the margins of the uplands adjoining the wetland complexes. At larger sites, the coastal bogs grade in to a sedge fen community toward the open lagoon waters and to tamarack toward the uplands.		
Coastal (Sedge) Fen	Sand Bay, Red Cliff Reservation	This sedge-dominated wetland community occurs in coastal areas on the margins of shallow lagoons that are protected from the wind, wave and ice action on Lake Superior by sand spits.		
Northern Sedge Meadow	Sand Bay, Red Cliff Reservation	This herbaceous wetland community occurs along margins of low-gradient streams and drainage lakes dominated by tussock sedge and bluejoint grass.		

Table V-5, Town of Bayfield Resources of Concern, Communities				
Community	<u>Location</u>	<u>Description</u>		
Open Bog	Sand Bay Bog & Beach, Sultz Swamp	This peatland type herbaceous wetland community is dominated by deep layers of Sphagnum mosses that isolate the other members of the community from the influence of nutrient-rich groundwater or runoff. Often a pronounced hummock-hollow micro-topography exists.		
Tamarack Swamp	Sand Bay	This forest wetland community is dominated by the conifer tamarack. This is a one-generation forest type as the tamarack cannot reproduce under its own shade.		

II. Public Access

Ensuring public access to the nation's coastlines is one of the goals of the Coastal Zone Management Act. Accordingly, providing access to coastal resources is foundational principal of the Wisconsin Coastal Management Program (WCMP). Public access to the coastline can be provided though developed boat launches and marinas, public parks and recreational lands, coastal heritage resources (open to the public, such as lighthouses), and other access sites such as trails and public beaches.

<u>Inventory of Coastal Access Sites in the Town of Bayfield</u> *Apostle Islands National Lakeshore*

Wisconsin's northernmost landscape juts out into Lake Superior as the scenic archipelago known as the Apostle Islands. The national lakeshore includes 21 islands and 12 miles of mainland Lake Superior shoreline, featuring pristine stretches of sand beach, spectacular sea caves, remnant old-growth forests, resident bald eagles and black bears, and the largest collection of lighthouses anywhere in the National Park System.

The national lakeshore is the largest contiguous piece of publicly accessible shoreline in the Town of Bayfield. Most of the Town of Bayfield's 8.5 mile northern coastline is included within the lakeshore (4.50 miles within the Red Cliff Reservation). The lakeshore also encompasses 21 of the 22 Apostle Islands, including Sand and Eagle Islands in the Town of Bayfield.

The Apostle Islands National Lakeshore provides visitors with recreational opportunities such as boating, hiking, skiing, and sport fishing. Camping is permitted at designated camping areas within the lakeshore. Camping within the lakeshore is also allowed at designated campsites on specified islands (see Coastal Access Map). There are two designated camping areas on Sand Island and none along the mainland coastline in the Town of Bayfield.

The lakeshore also provides developed boating access sites for those who wish to launch watercraft into Lake Superior. The Little Sand Bay Visitors Center in the Town of Russell provides launching facilities and other amenities. A carry-in launch facility can also be found at the end of Myers Road in the Town of Bayfield. This landing is suitable for launching and retrieving sea kayaks.

On the mainland, visitor service programs, interpretive programs, and other educational services are provided by two Visitors Centers on the Bayfield Peninsula. The Apostle Islands National Lakeshore Visitor Center and park headquarters are located in the City of Bayfield. The Little Sand Bay Visitors Center is located off Little Sand Bay Road in the Town of Russell. There are also Visitors Centers on both Stockton and South Twin Islands.

Marinas and Public Boat Launches

Within the Town of Bayfield there are four marinas. The Pikes Bay Marina is located 1 ½ miles south of the City of Bayfield on State highway 13. This new marina, constructed in 2000, features 230 slips with a new Clubhouse and showers. The Port Superior Marina is also located on Pikes Bay two miles south of the City of Bayfield. Port Superior offers 200 boat slips, gas and diesel fuel, pumpout, mechanic, hoist, marine supplies, short and long term docking, and sailboat charters.

Smaller marina facilities include the Schooner Bay Marina, located three miles north of the City of Bayfield, and Roys Point Marina, located 2.5 miles north of the City of Bayfield.

Several other marinas exist on the Bayfield Peninsula in the surrounding communities, including:

Red Cliff Marina (Town of Russell)
Madeline Island Yacht Club (Town of La Pointe, Madeline Island)
Apostle Islands Marina (City of Bayfield)
Washburn Marina (City of Washburn)
Siskiwit Bay Marina (Town of Bell)

There are no additional coastal public boat launch facilities in the Town of Bayfield. Several local launch facilities exist on the Bayfield Peninsula. Map 21 depicts coastal access facilities in the Town of Bayfield and surrounding area. The closest public launch facilities (non-marina) are located in the City of Bayfield, Siskiwit Bay, Sand Bay, Raspberry Bay, and Red Cliff Bay. There are no designated inland launch facilities in the Town of Bayfield.

Campgrounds

Public

Campground facilities provide a form of coastal access. There are 190 campsites within Bayfield Township and 57 more on the Apostle Islands. While open to the general public, these facilities typically assess user fees and may reach capacity during the busy summer months. Camping opportunities on the Apostle Islands

range from developed sites near docks to minimal impact wilderness camping. There are no developed National Park Service campgrounds accessible by road on the mainland unit of the national lakeshore. Camping on islands within the lakeshore requires a permit and user fees are required.

The Apostle Islands campsites are the only publicly owned campsites in the Town of Bayfield. The nearest municipal campground is Dalrymple Campground, a 30 site facility north of the City of Bayfield.

Private

There are two privately owned campgrounds within the Town of Bayfield, and several others in the surrounding communities. The Apostle Islands Area Campground is located within the Town.

Cottages, Motels & Bed & Breakfasts

Several rental cottages, motels, and bed & breakfast type lodging facilities are located within the Town of Bayfield area. Some of these facilities are located along the coast of Lake Superior, offering coastal access and lake views. Costs are associated with use of these facilities.

Public Parks and Beaches

The largest expanse of public beach within the Town of Bayfield is the Apostle Islands National Lakeshore. The lakeshore along the town's northern fringe provides nearly 8.5 miles of public beach and coastal area. Portions of the mainland Lakeshore between Mawikwe Bay Sand Point feature high sandstone cliffs and sea caves which preclude beach type uses such as swimming, although certain areas are suitable. The summertime water temperatures of Lake Superior may not exceed 50 degrees along the lakeshore coast, making swimming difficult. The primary access to the lakeshore within the town is at Myers Road. Additional access is provided at the Little Sand Bay Visitors Center at the end of Little Sand Bay Road.

While no other public beaches exist within the Town of Bayfield, the nearby City of Bayfield has three public beaches, Washington Avenue, Memorial, and Broad Street Beach. The City of Washburn also has an additional five public beaches. Two public beaches on Chequamegon Bay, Sioux Beach North and Sioux Beach South, are located east of State Highway 13, south of the City of Bayfield.

Public parks on the coast also provide a form of access and allow visitors to recreate, learn, and experience the coast. The South Shore State Fish and Wildlife Area at Pikes Creek is state-owned and managed public tract. These lands do provide an area of connectivity to the Lake Superior coastline and are open to public use. The Apostle Islands National Lakeshore is a federally designated park within the town.

Museums and Cultural Sites

In some cases, coastal facilities and historic sites provide visitors with a form of access to the Lake Superior coastline. In order for these facilities to be considered an access site, they must be open to the public and provide an opportunity to learn, and experience the coast.

The Apostle Islands National Lakeshore preserves a variety of historic sites, including prehistoric and abandoned 19th century fishing camps, logging camps, a logging railroad, stone quarries and farmsteads. Interpretive, guided and self-guided tours are available at visitors centers on the islands or at the national lakeshore headquarters in the City of Bayfield.

The **Sand Island Lighthouse** is a coastal heritage site and cultural resource within the Apostle Islands National Lakeshore on Sand Island in Town of Bayfield. Constructed in 1881 in Norman Gothic-style, the Sand Island Lighthouse is the only lighthouse in the Apostles constructed of locally quarried brownstone. The light is open to the public during the summer months. Accessibility to this resource is by boat or kayak.

Museums and cultural sites in coastal zone of the surrounding area include the **Hokenson Brothers Fishery Museum**, north of State Highway 13 on Little Sand Bay Road, and the Apostle Islands National Lakeshore museum in the City of Bayfield.

Lake Superior Big Top Chautaugua

Lake Superior Big Top Chautauqua (LSBTC) is a year round nonprofit performing arts organization which operates a 780 seat professional tent theatre located at the base of Mt. Ashwabay in the Town of Bayfield. LSBTC productions include musical entertainment and storytelling celebrating life, culture, and history of the upper Great Lakes region. The summer productions of "Tent Show Radio" are broadcast on National Public Radio (NPR) stations across the country.

Lake Superior Water Trail

The Bayfield Peninsula / Apostle Islands segment of the Lake Superior Water Trail is approximately 90 miles long. The trail includes shoreline of parts of Bayfield and Ashland Counties, including a portion of the Apostle Islands National Lakeshore and coastline in the Town of Bayfield.

The <u>Wisconsin Coastal Atlas</u>, published in 1977 by the Wisconsin Coastal Management Program describes the bluff types and erosion hazards along the Lake Superior coastline in Wisconsin.

Coastal Erosion and the Bayfield County Shoreline Recession Rate Study

Coastal erosion is a natural geologic process. This process may occur slowly over a period of thousands of years or dramatically as with landslides and severe storms. Coastal erosion is closely linked with lake levels; the higher the water, the greater the wave impacts which erode away shoreland bluffs. Other factors influencing coastal erosion include water currents, groundwater flow, freeze/thaw cycles, soil types and bank composition, and shoreline vegetation. Erosion rates are particularly high along clay bluffs, sand plains, and high bluffs composed of till, with short-term erosion rates of 3 to 5 feet per year having been recorded along sand plains and 2 to 6 feet per year along high bluff lines. This natural process is not particularly problematic unless human development is threatened.

Coastal erosion and the costs associated with it are well documented in the Great Lakes. Policies for reducing the risk of damages and loss due to coastal erosion are essential elements of any effective coastal management strategy. Currently, Bayfield County requires a 75-foot setback and Class I (Bayfield County Lakes Classification) lot development standards. The setback standard may be increased at the discretion of the zoning committee if it is determined that a lot is located in an area of active or potential erosion.

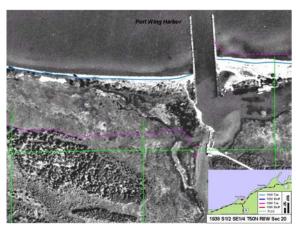
A study¹³ conducted in 2001 indicated the significant impact that the coastal erosion process has had along a portion (28 miles) of Lake Superior shoreline in Bayfield County. The results of the 2001 study reaffirm results of studies conducted during the 1970's, indicating that coastal erosion processes have had a significant impact on the coastline of Bayfield County. According to the 2001 study, an estimated 5,000,000 yds³ (cubic yards) of shoreline were lost from 1938 to 1990. This loss translates to an annual loss in excess of 100,000 yds³ per year or nearly 3,600 yds³ per shoreline mile per year. The level of shoreline recession is dependant on many factors, including nature of the substrate, stabilizing vegetative cover, and shoreline alteration. The most extreme recession rate (bluff) was 187 feet, although beach erosion at the Port Wing Harbor had retracted the shoreline nearly 500 feet. (Bayfield County Land Use Plan, 2002)

 13 2001 Wisconsin Coastal Management Program, Bayfield County Land Records, Benchmark GIS

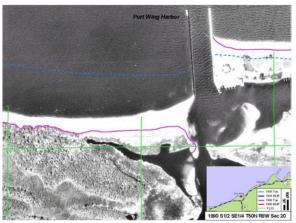
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Vision and Comprehensive Plan for the Town of Bayfield





Port Wing Harbor 1938 Images Courtesy of Bayfield County



Port Wing Harbor 1990

As indicated by the Coastal Erosion Map, natural bluff erosion is occurring in the Town of Bayfield. Bluff erosion areas include segments of the Apostle Islands National Lakeshore, particularly around the Mawikwe Bay Eyrie cliffs and sea caves area.

Lake Levels and Coastal Flooding

The amount of precipitation falling on the Lake Superior Basin directly affects lake levels. Extreme changes in the water level can be expressed as a drought or flood, which has a tremendous impact on plants and animals living in the region. Coastal flooding can create or exacerbate erosion problems. Conversely, low water levels can expose coastal hazards and create problems for shipping and recreation. Levels of some of the Great Lakes fell to record lows in the late 1920s, the mid-1930s, and the mid-1960s. Extremely high levels occurred in the early 1950s, the early 1970s, and the mid-1980s. Lake levels reached all-time highs in 1986, causing significant damage. The chart datum water level is 601.1 feet and the highest all-time recorded lake level was 602.86 feet above sea level in 1876.

Water levels can also change in a matter of hours. Sustained high winds from one direction can push the water level up at one end of the lake (this is known as "surge") and make the level go down by a corresponding amount at the opposite end. When the wind stops, the water will oscillate back and forth until it levels itself out, much as it would in a bathtub. This is known as "seiche".

Federal Emergency Management (FEMA) Q3 flood data defines flood hazard zones within the Town of Bayfield. This information also defines the "Special Flood Hazard Areas"; these areas are referred to as the 100-year flood, also called the base flood or 1 percent chance flood.

Comm. 21.33 of the Wisconsin Administrative Code regulates the construction of dwellings in floodplains while Comm 21.34 regulates all dwellings constructed in coastal floodplains and indicates that they "shall be designed by a registered architect or engineer and shall meet the requirements of this section and s. Comm 21.33."

Coastal Protection Tools

Beach Nourishment

A practice involving the excavation of sand from one location and deposition in another. (NRC 1990, pp 56-57)

Sand Bypassing

Coastal features such as harbors and navigation channels can disturb the movement of sediment in the littoral zone. Sand bypassing restores the natural flow of sediment downdrift of human-constructed barriers through the use of fixed or floating pumping systems. (NRC 1990, p 61)

Dune Construction

Dunes act as erosion barriers by holding reserve sands to protect shoreline from wave and flood events. The construction of artificial dunes to replicate this process can reduce the impact of these coastal hazards. (NRC 1990, p 61).

Groins

Constructed structures aligned perpendicular to the shoreline. Designed to minimize the sediment transport along the shore. (NRC 1990, p 55)

Seawalls

Physical structures constructed on eroding shorelines. (NRC 1990, p 59-60)

Breakwaters

Offshore structure design to absorb wave energy while promoting sediment deposition on the protected side. (NRC 1990, pp 60-61)

Additional non-structural coastal protection tools may be implemented as part of a public coastal protection policy or implemented on a voluntary basis by shoreland owners. These tools include:

Setbacks

Placement of structures at sufficient distance from the shoreline in order to preserve the physical stability of the shore and to protect the structure from loss to erosion.

Vegetative Cover (shoreline buffer)

Vegetative zone within the riparian area, which provides a "cushion" between the land and water. Vegetation provides erosion protection by stabilizing shorelines and banks and provides habitat for wildlife.

Shoreland Septic Systems

Location of shoreland septic systems is critical as soil and water conditions near the shore may impact the ability of the system to effectively treat effluent causing damage to the environment and posing a health risk to humans.

Development of Landscape Plans

Site plans designed to assist landowner with property development. Plans identify steep slopes, local drainage patterns, existing vegetative cover, locations for development (building footprints, driveway), well sites, natural features, and wildlife habitat.

Bluff Stabilization Techniques

BMP's designed to limit runoff from high bluffs and prevent bluff slumping due to erosion of the underlying soil. These techniques include retaining vegetative cover and limiting the amount of impervious cover (road, driveways, and sidewalks). Both practices serve to reduce runoff velocity, thereby limiting soil erosion. Outletting rain gutters and diverting surface runoff away from the bluff will also serve to limit erosion.

Lawn Care and Maintenance

Lawn and gardens within the shoreland zone must be properly planned and maintained in order to prevent contamination of surface waters. Slope problems (sloping to the water), and existing impervious cover at the site should be considered when establishing new lawns and gardens. Also, the use of pesticides and fertilizers should be minimized.

III. COASTAL RESOURCES GOALS AND OBJECTIVES

Goal 1: Preserve, protect and enhance the Town's lakeshores as an important resource.

Objective CR-1: Establish and maintain appropriate construction and site preparation standards. Development along lakeshores should be set back from the shoreline and any removal of natural vegetation should be limited.

Task 1: Structures and building sites should be in harmony with the rural character of the Town and generally in harmony with neighboring developments.

Task 2: The Town will adopt the Bayfield County Mitigation Point System

Task 3: In utilizing the Mitigation Point System, a like quantity of new vegetation should consist of native species appropriate to the ecosystem.

Objective CR-2: The Lake Superior shoreline should have a protective buffer zone that is free of commercial development.

Task 1: Apply density, setback, lot frontage and other appropriate limitations on commercial development as part of a Coastal Overlay District.

Task 2: Ensure Zoning on the Lake Superior shoreline is not more dense than 30,000 Sq. Ft per primary structure.

Objective CR-3: Commercial development should be limited to localized areas and should use the Mitigation Point System to provide a buffer zone utilizing native species for the areas of commercial development

Objective CR-4: The lakeshore should be a natural resource "enjoyment and living area" for people with public access where permitted.

Task 1: The Town should actively seek to purchase from willing sellers or through donation, available property for public access.

Objective CR-5: Development along the Lake Superior shoreline, whether private or commercial, should adhere to Bayfield County Shoreline Lighting Standards which ensure that lights do not shine onto neighboring properties, that lighting for security or to illuminate walkways is shielded, and that navigable waters are not adversely impacted by shore lighting.

Task 1: Include lighting recommendations in the overlay district for all coastal developments.

Task 2: Specifically prohibit flashing or rotating lights of any kind in lakeshore areas (except as permitted for navigational aids)

Objective CR-6: Only signs appropriate to navigation on the waters of Lake Superior should be permitted along the shoreline. Lighted or unlighted signs advertising commercial enterprises or locations along the shore should be specifically prohibited.

Task 1: Include signage standardization and limitations in a coastal overlay district ordinance

Objective CR-7: Encourage plans for sanitary improvements along the shores of Lake Superior.

Task 1: Coordinate with and cooperate with the Sanitary District Commission in order to ensure development desired by the Town residents is properly served by various elements of utility superstructure.

Objective CR-8: Work with State and Federal organizations to establish a monitoring program to regularly (at least every five years) measure the water quality of Lake Superior at appropriately designated locations.

Task 1: Endeavor to ascertain the impact of various existing and future developments and take appropriate measures, when needed, to prevent adverse impact to the water quality.

Goal 2: Promote natural types of recreational development such as trails, parks, boat landings and scenic overlooks.

Objective CR-1⁽²⁾: Identify sites suitable for recreational use.

Task 1: Plan and develop trails, parks, boat landings, scenic overlooks and historical sites in an orderly fashion.

Objective CR-2⁽²⁾: Promote public access to the Lake Superior coast.

Task 1: Coordinate with commercial marinas to provide public access at a minimal cost.

Objective CR-3⁽²⁾: Provide appropriate signage for designated recreational areas.

Objective CR-4⁽²⁾: Control the spread of Aquatic Invasive Species.

Task 1: Work toward decreasing the spread of invasive plants by working with private landowners and state agencies to identify and decrease the impacts of non-native plants.

Task 2: Coordinate with DNR to identify and, where necessary, eradicate invasive vegetation.

Objective CR-5⁽²⁾: Preserve the natural appearance of the Lake Superior shoreline

Objective CR-6⁽²⁾: Encourage development of walking and biking trails along the shore of Lake Superior. Ensure that trails along the Lake Superior shoreline are limited to uses that will not destroy the fragile vegetation or accelerate erosion.

Task 1: Coordinate with the city of Bayfield and with adjoining Towns to provide a continuous non-motorized vehicle/walking trail on the Lake Superior Coast (utilizing the rail bed where possible).

Goal 3: Protect our water resources, wetland and Lake Superior

Objective CR-1⁽³⁾: Support efforts to manage waterways, water resources and wetlands along the shore of Lake Superior.

Task1: Limit clearing and construction on designated erosion prone coastal areas.

Task 2: Seek to manage and, where possible, retain on site storm runoff and floodwaters.

Task 3: Maintain vegetation in coastal ravines and river/stream deltas.

Task 4: Where possible provide conifer and other native species with appropriate filtration root systems for water runoff management.

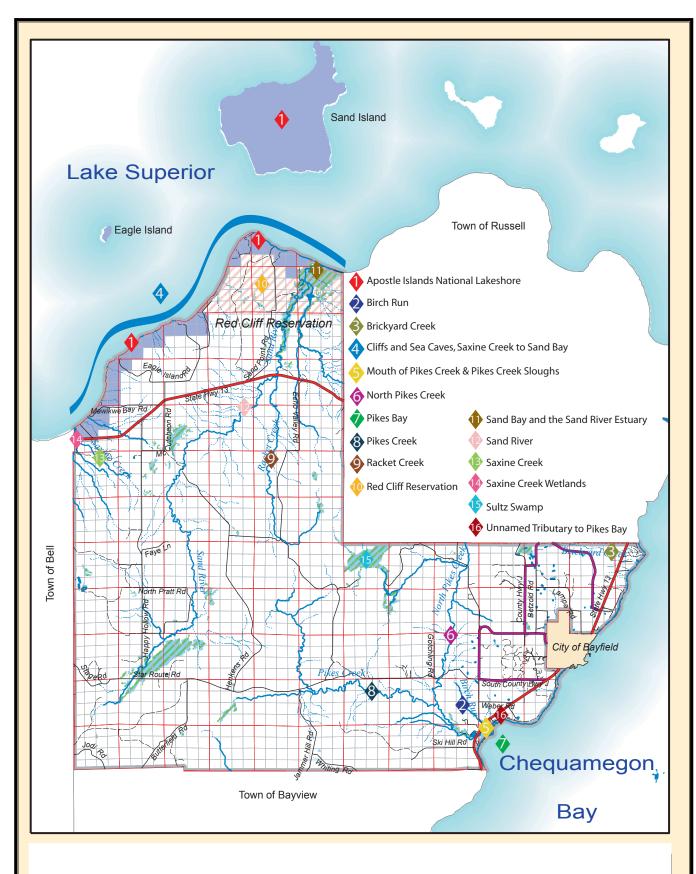
Objective CR-2⁽³⁾: Residents of the Town should be encouraged and supported in their efforts to preserve and protect coastal areas of the Town of Bayfield prone to erosion; particularly along the Lake Superior coastline on the North side of the Town.

Task 1: Coordinate with Bayfield County to provide signage clearly marking designated recreational areas.

Task 2: Regulate commercial developments on the Lake Superior shore so that they have minimal impact on vegetation, coastal appearance and potential erosion along the shoreline.

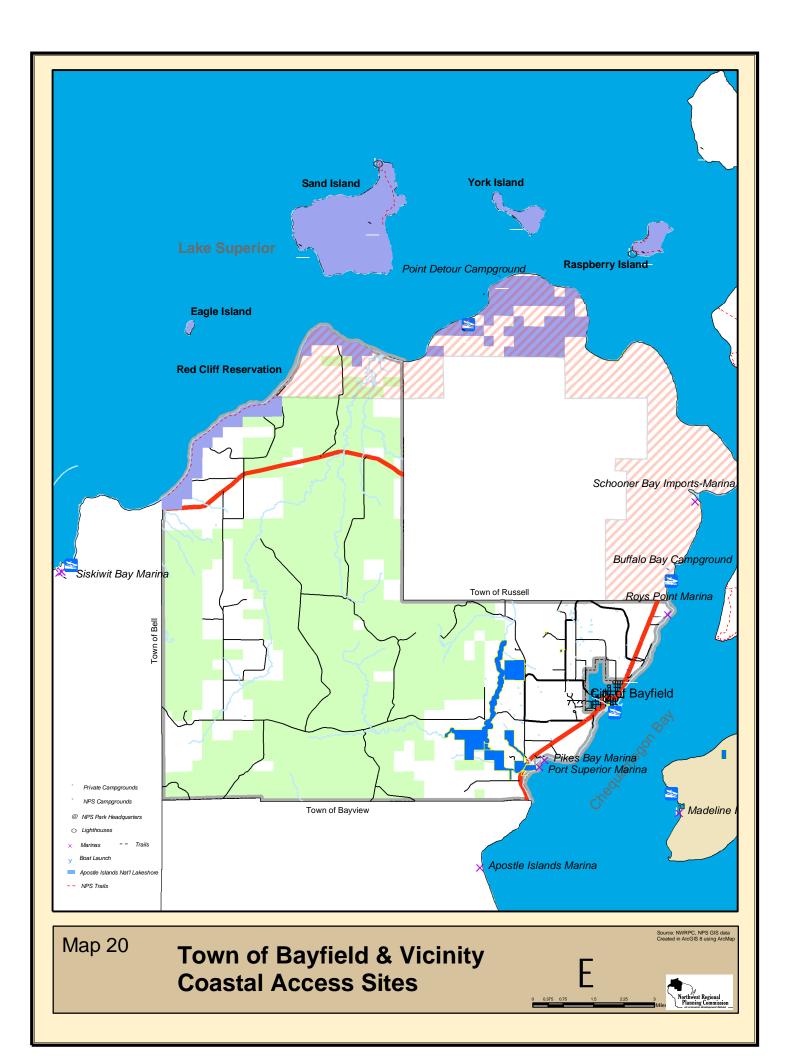
Goal 4: Encourage individuals or business entities engaged in shoreline development to either set aside public (and public access) space on the Lake Superior shore or that such developers contribute a like value to a Town of Bayfield trust for public lands preservation.

Objective CR-1⁽⁴⁾: Encourage nature conservancy along the Lake Superior shoreline which would result in preservation of the beauty of the shoreline and provide erosion prevention.



Critical Coastal Resources

Map 19

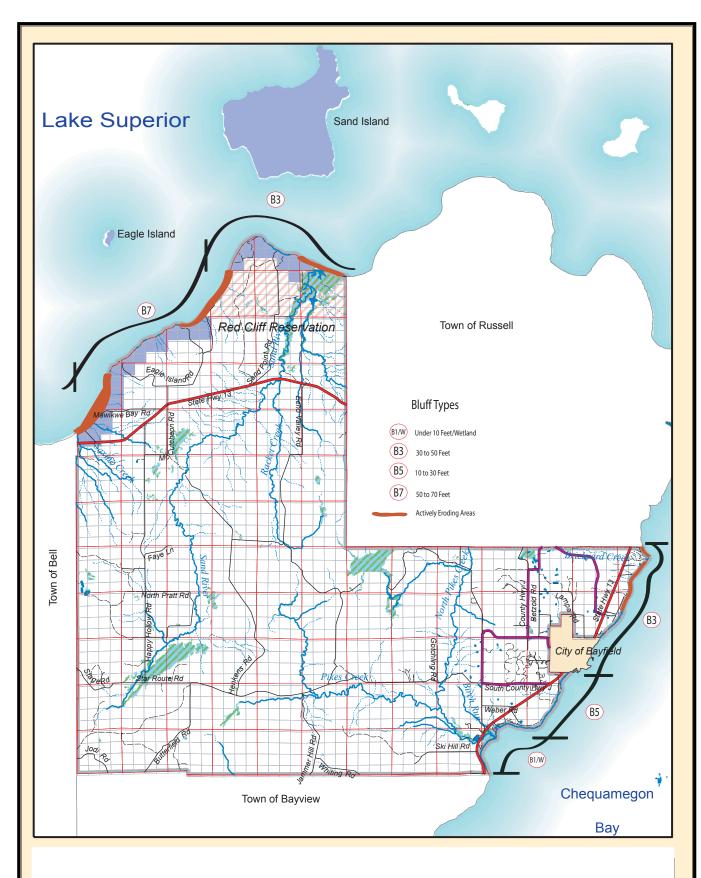




Town of Bayfield Lake Superior Shoreline

Map 21

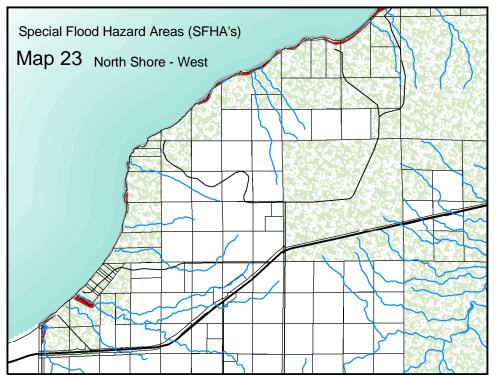
PHOTOS: Bayfield County "Shoreviewer". Funding assistance provided by Wisconsion Coastal Management Program

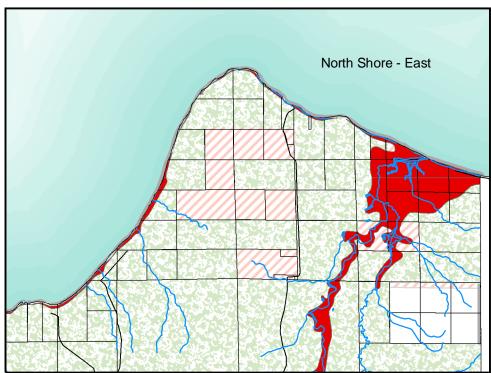


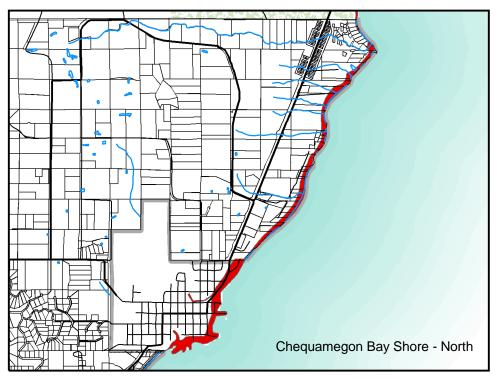
Coastal Erosion Hazards

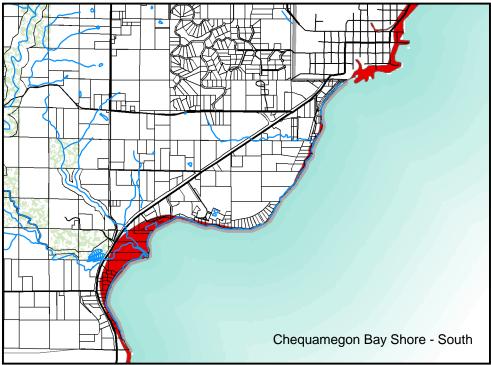
Map 22

Data Source: Wisconsin Coastal Atlas, Wisconsin Coastal Management Program









VI. Intergovernmental Cooperation

I. BACKGROUND

Planning issues cross many jurisdictional boundaries. Addressing those issues requires that units of government work together to develop strategies and implement solutions. In order to successfully implement this comprehensive plan, the Town of Bayfield must maintain and strengthen its relations with adjacent and overlapping jurisdictions.

Cooperation between governmental units is also becoming increasingly important from an economic standpoint. Budget constraints and state funding cuts are placing an increased financial burden on local units of government. Consolidation and sharing of services provides opportunities to reduce local expenditures and to potentially improve the provision of services. The State of Wisconsin strongly endorses the consolidation and sharing of local services whenever possible and has offered incentives to facilitate these consolidations.

II. RELATIONSHIPS TO ADJOINING AND OVERLAPPING JURISDICTIONS

Relationship to Adjacent Towns

Towns have fixed borders and do not have annexation authority, thus, boundary disputes are rare. The Town of Bayfield maintains a general cooperative working relationship but shares few services or facilities with adjoining towns.

The town operates a shared recycling facility with the City of Bayfield and the Town of Russell. This facility is located in the Town of Russell. No other formal agreements exist between the Town of Bayfield and the adjacent towns.

Potential opportunities for cooperation and consolidation of services exist and should be explored by the town. Needs for road maintenance, government services, and facilities present opportunities for sharing and consolidating services.

Land uses within the adjacent towns are regulated under the Bayfield County Zoning Ordinance.

Relationship to the City of Bayfield

The Town of Bayfield has a cooperative relationship with the City of Bayfield and the two entities cooperate on a number of local and regional issues. Both the City and Town of Bayfield share fire and ambulance services. Both units of government are also coordinating on the Pike Bay Sanitary District expansion project.

Cities in Wisconsin have the authority to annex lands of adjacent unincorporated communities. This process is usually initiated by a landowner, who petitions to have their lands annexed. The Town and City of Bayfield share approximately 3.3 miles of border. Lands adjacent to the city are subject to annexation. The city has indicated that it will not seek to incorporated lands of the adjoining Town of Bayfield but no formal policy or agreement exists.

Additional intergovernmental cooperation opportunities between the city and the town do exist. Both entities should examine the services and governmental functions they provide and seek ways to consolidate and reduce costs. Additionally, a cooperative boundary agreement, authorized under Wisconsin State Statutes, would allow the city and town to determine municipal boundaries and enter into service agreements. under a cooperative plan approved by the Wisconsin Department of Administration (DOA). The plan may freeze boundaries, provide for phased boundary changes, or provide that boundary changes occur if certain conditions are met. This agreement would be a preemptive action to provide the basis for reaction to future landowner petitions for annexation.

The town and city also cooperate on non-service related issues. The City of Bayfield contributed \$5,000 to the town's farmland preservation program. Both entities are working together on the State Highway 13 corridor planning project.

The Town of Bayfield was actively involved in the development of the city's future land use map. Land use within the City of Bayfield is regulated under the city's zoning ordinance.

Relationship to the Red Cliff Reservation

The Red Cliff Reservation occupies a portion of the Town of Bayfield. The town and reservation share a cooperative relationship and work together on regional issues. The town and reservation are parties to a mutual aid agreement for fire and ambulance service. No other formal service sharing or intergovernmental agreements exist.

Land use within the reservation is regulated under Chapter 37 of the Red Cliff Band of Lake Superior Chippewas, Code of Laws. Red Cliff also has a planning and zoning office and an official tribal zoning map.

Additional intergovernmental cooperation opportunities between the town and reservation exist. Opportunities for joint service delivery and consolidation of facilities and services could be expanded. Coordinated planning should also be priority.

Relationship to Bayfield County

Bayfield County provides many services to the Town of Bayfield including police, highway maintenance, and zoning. The town maintains a general working relationship with the county and wishes to seek expanded intergovernmental cooperation wherever possible.

In general, the relationship between the Town of Bayfield and Bayfield County can be characterized as one in which cooperation and understanding could be enhanced. The primary conflict lies between proposed zoning and land use recommendations made by Bayfield County. A large part of the rationale for developing the comprehensive plan is the desire of the town to look forward and to identify where the community chooses to go. The development of the **future land**

use map is intended to provide town officials, the Bayfield County Zoning Committee, and the Bayfield County Board of Supervisors with a better understanding of development trends and the preferred future land use pattern.

In areas where the county has jurisdiction in the town, the county attempts to get input from the town before making decisions affecting town land use. Likewise, the town has attempted to maintain open lines of communication with Bayfield County. These lines of communication have not always proved to work effectively or efficiently, resulting in conflict.

Additionally, the town must coordinate with the Bayfield County Zoning Department to ensure that the provisions of this plan are reflected in the county zoning ordinance. The land use recommendations proposed by this plan cannot be fully implemented until local land use regulations are consistent with the plan.

Another reason for expanded cooperation and coordination is the large proportion of county forest found in the community. These lands are managed by Bayfield County. As the county moves toward a new 10-year County Forest Plan, the town must actively participate in planning and policy development.

Relationship to the Bayfield School District

The Town maintains a cooperative relationship with the district but does not directly participate in administration, facility siting, or improvement issues. Town residents pay property taxes which partially fund the district. A potential opportunity for improved intergovernmental cooperation between the town and district is to strengthen communication and information distribution.

Relationship to the Northwest Regional Planning Commission



Regional Planning Commissions are formed under Section 60.0309 of Wisconsin State Statutes to provide a range of services to local units of government within the RPC boundaries. RPC's provide planning assistance, assist local interests in responding to state and federal programs, serve as

a coordinating agency for programs, and provide other technical and advisory assistance to local government. The Town of Bayfield is within the boundary of the Northwest Regional Planning Commission (NWRPC), which is based in Spooner, Wisconsin. The town has a working relationship with NWRPC.

Relationship to the Wisconsin Department of Natural Resources



The Wisconsin Department of Natural Resources (WDNR) is responsible for implementing the laws of the state and applicable federal laws to ensure protection of the state's natural resources. The WDNR does have regulatory and enforcement authority within the Town of Bayfield. The town maintains a cooperative working

relationship with the WDNR. It is important that the town be informed of any changes in WDNR rules, policy, management, or planning.

In addition, the WNDR manages lands within the South Shore State Fishery Area adjacent to Pikes Creek and North Pikes Creek.

Relationship to the Wisconsin Department of Transportation



The Wisconsin Department of Transportation (WIDOT) is responsible for planning, building, and maintaining Wisconsin's network of state highways and interstate highway system. The Town of Bayfield maintains a cooperative relationship with WIDOT. Intergovernmental cooperation will be required in future discussions regarding the State Highway 13 corridor.

Relationship to the Wisconsin Coastal Management Program

WISCONSIN COASTAL		The W	/isconsin	Coastal
Wisconsin Coastal Management Program	Contract Con	Manag	ement	Program
		(WCMF	P)	was

established in 1978 under the Federal Coastal Management Act to protect and enhance Wisconsin's coastal resources. The Town of Bayfield has a working relationship with the WCMP. This comprehensive planning project was partially funded through a WCMP **Coastal Management Grant**. Given the wealth of coastal resources in the Town of Bayfield, there are many additional opportunities for collaboration and cooperation with the WCMP.

Other State Agency Jurisdiction

The Safety and Buildings Division of the Department of Commerce administers and enforces state laws relating to building construction and safety and health. Plan review and site inspection is part of the division's role in protecting the health and welfare of people in constructed environments. The Department of Agriculture, Trade, and Consumer Protection (DATCP) regulates the Farmland Preservation Program and agricultural practices. The Department of Revenue (DOR) has assessment responsibilities.

Relationship to the National Park Service

The National Park Service (NPS) is a federal agency under the Department of Interior. The NPS is responsible for protecting and preserving America's cultural, natural, and historic resources. The Apostle Islands National Lakeshore is under this agency's jurisdiction. The town and the NPS maintain a cooperative relationship. The lakeshore is a significant economic and social resource for the Town of Bayfield and draws thousands of visitors to the area every year. An opportunity for expanded cooperation will be through the planned revision of the lakeshore's general management plan.

III. PLANS OF ADJOINING AND OVERLAPPING JURISDICTIONS

Town Planning

The adjacent towns of Bayview and Russell adopted land use plans in 2001. These documents are **land use plans** which do not meet all of the state comprehensive planning requirements.

The Town of Bayview completed a land use plan in 2001. Primary elements addressed by this plan are land use, natural resources, housing, recreation, and agriculture. The plan contains a future land use map, goals and objectives, and general implementation tools.

The Town of Russell completed a land use plan in 2001. Primary elements addressed by this plan are land use, natural resources, housing, recreation, and economics. The plan includes a future land use map, community goals and objectives, and general implementation tools.

The Town of Bell has developed a series of community goals and objectives which were incorporated into the Bayfield County Land Use Plan.

City of Bayfield Comprehensive Plan

The City of Bayfield Comprehensive Plan was adopted in December 2001. This plan meets the State of Wisconsin Comprehensive Planning requirements under Chapter 66.1001. Some key intergovernmental cooperation goals of the plan are:

"The City of Bayfield works proactively and cooperatively with all governmental units in and around the Chequamegon Bay on land use and environmental issues."

"The City of Bayfield works proactively and cooperatively with all governmental units in and around the Chequamegon Bay on economic development issues and economic development planning."

"The City of Bayfield takes a proactive role in joint planning efforts with the **Towns of Bayfield**, Russell and La Pointe as well as the Red Cliff Community in coordinating municipal sewer, water, stormwater, and other infrastructure development."

Bayfield County Land Use Plan

The Bayfield County Land Use Plan was adopted by the Board of Supervisors in March 2003. This document is not a comprehensive plan and is intended to serve as a general guide to county land use decision-making. Recommendations and the future land use map of the Town of Bayfield Land Use Plan were incorporated into the countywide document at the time it was developed.

Red Cliff Planning

The Red Cliff Tribal Council approved a land use planning map and a land use plan in 2004 to guide growth and development on the reservation. Red Cliff is currently

developing a comprehensive plan with assistance from the UW-Madison School of Landscape Architecture.

Apostle Islands National Lakeshore General Management Plan (GMP)

The 1989 General Management Plan for the Apostle Islands National Lakeshore provides general management policy and direction for the lakeshore for a 10 to 15 year time frame.

General management plans describe the lakeshore's natural and cultural resources and its interpretive, educational, and recreational opportunities in a national, regional, and local context. Decision makers will use this information to identify mission goals and management prescriptions that reflect an appropriate role for the lakeshore as a unit of the national lakeshore's system, as part of the nation's heritage resources, and as part of a larger socioeconomic region.

Revision of the plan is likely to begin in the fall of 2004 and take two to three years to complete. During this period, the Town of Bayfield will have many opportunities to be involved in the process. It is important that the town coordinate and cooperate with NPS in this venture as lakeshore policy and planning may impact town's future growth, development, and economic health.

Potential Intergovernmental Conflicts

The potential for intergovernmental conflicts were evaluated during the examination of plans of adjacent and overlapping jurisdictions, relationships with adjacent communities, and as part of overall plan development. No major points of conflict have been identified between the Town of Bayfield and the adjacent communities.

The future of the State Highway 13 corridor is an issue which could create intergovernmental conflict. Initiatives to protect the corridor from development will likely be countered by arguments to expand economic development and growth.

Wisconsin Towns Association (WTA)

Wisconsin Towns Association (WTA) is a non-profit, non-partisan statewide organization created under s. 60.23(14) of the Wisconsin Statutes to protect the interests of the state's 1,264 towns and to improve town government. The WTA is a resource for town government and offers assistance and information on a wide range of intergovernmental issues and planning.

IV. IMPLEMENTATION TOOLS

Potential intergovernmental cooperation implementation tools include:

- Zoning
- Land division and land use permits and regulations
- Official maps
- Intergovernmental agreements

- Sharing staff and equipment
- Sharing revenue
- Annexation
- Incorporation
- Detachment
- ❖ Consolidation

Intergovernmental Agreements

Intergovernmental agreements are the most widely used formal agreements used by local units of government in Wisconsin. For many years, these forms of agreements have been used in the context of sharing of public services such as police or fire services. These types of agreements can be used for many other purposes including revenue sharing, establishing boundaries, and land use within boundary areas.

Table VI-1, Distinguishing between Intergovernmental Agreement Types					
	General Agreements	Stipulations & Orders	Revenue Sharing Agreements	Cooperative Boundary Agreements	
Used for	Services	Boundaries	Revenue sharing	Boundaries, services, revenue sharing	
Binding with boundaries?	No	Yes, as long as any party is willing to seek enforcement of the agreement.	Yes, period fixed by participants (10 year minimum)	Yes, period fixed by participants (10 years or longer with MBR approval)	
Notice required?	No	Yes	Yes	Yes	
Public Hearing Required?	No	No	Yes	Yes	
Referendum?	No	Binding referendum possible	Advisory referendum possible	Advisory referendum possible	
Who Decides?	Participating municipalities	Municipalities involved in lawsuit, judge, area residents	Participating municipalities	Participating municipalities, MBR	
Who Reviews or Comments?	Participating municipalities	Municipalities involved in lawsuit, judge, area residents	Participating municipalities, residents	Participating municipalities, MBR, area jurisdictions, state agencies, RPC, County, Residents	

2002: Wisconsin Department of Administration, <u>Guide to Preparing the Intergovernmental Cooperation Element of</u> a Local Comprehensive Plan.

V. INTERGOVERNMENTAL COOPERATION GOALS AND OBJECTIVES

Goal: Strive to cooperate with our neighbors in achieving mutual goals and objectives.

Objective IG-1: Establish regular communications and build a spirit of cooperation for solving development and infrastructure problems with the governments of neighboring communities as well as with Bayfield County.

Task 1: Establish liaison between the Town of Bayfield Planning Commission and the governments of neighboring communities to discuss development and housing matters of mutual concern, as well as the opportunities for sharing services.

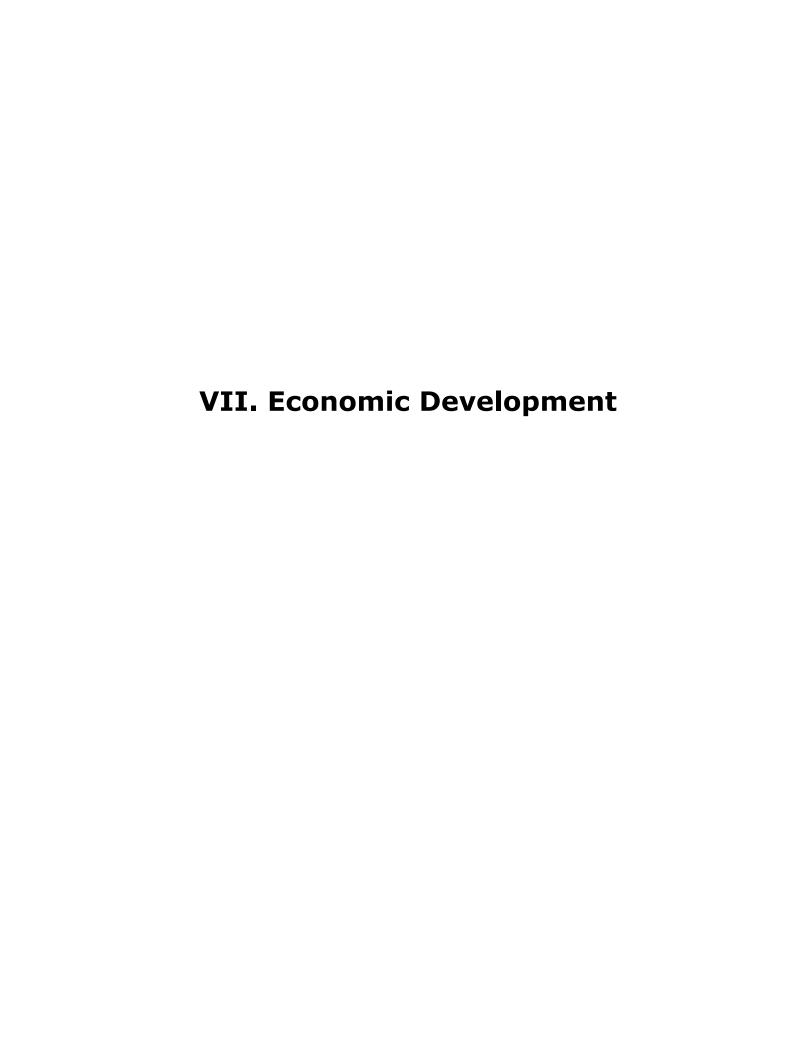
Task 2: Establish liaison between the Town of Bayfield Planning Commission and:

The City of Bayfield Red Cliff Band of Ojibwa Town of Russell Town of Bayview

Task 3: Establish liaison with the authorities of the Bayfield Public School District, area technical colleges and other institutions of higher education to focus on the educational needs necessary to support the Town's economic and community development initiatives.

Task 4: Establish a working relationship with Economic Development entities, both public and private, to promote economic development in our township and region.

Task 5: Establish working relationships with:
Bayfield County Economic Development Corporation
Wisconsin Department of Commerce
Wisconsin Department of Agriculture
Impact Seven
Other appropriate agencies



I. BACKGROUND

The economic health of the community plays a vital role in the quality of life and can strongly influence community character. It will be the purpose of this chapter to analyze the historic and existing economic conditions in the Town of Bayfield and to provide a suite of potential tools to assist the community in realizing its vision.

II. BASIC LABOR STATISTICS

Census Data

According to the 2000 Census, of the 625 inhabitants in the Town of Bayfield, 526 are 16 years or over. Of those 625, 56.2 percent, or 351, comprise the civilian labor force. At that time, 306 of the 351 were identified as employed and 45 as unemployed, or 12.8 percent.

Between the 1990 Census and the 2000 Census, the percentage of the population over the age of 25 that have attained some education past high school has increased from 59.6 percent to 63.7 percent. Of the 491 people over 25 years old, 313 have some higher level of education, with 40.9 percent achieving an associate degree or higher.

According to the Wisconsin Department of Workforce Development (DWD), the average annual wage for Bayfield County was \$19,836. This figure is 38.8 percent lower than the 2003 state average annual wage of \$32,422. The highest paying industry in the county¹⁴ is information services at \$36,866, followed closely by finance at \$25,245 and public administration at \$23,462. The lowest paying industry is leisure and hospitality at \$12,778.

For the Town of Bayfield residents, the educational, health, and social services industry provided 20.6 percent of the jobs in 2000. Arts, entertainment, recreation, accommodation and food services (13.1%); construction (13.1%); and agriculture, forestry and mining (12.1%) were the next largest industry employers for the town residents. In 1990, the industry employing the most people was educational services (16.7%); retail trade (15.0%); agriculture, forestry and mining (11.7%); and other professional services (10.0%).

Unemployment Rate

Figure VII-1 depicts the 2003 monthly unemployment rate for Bayfield County and the State of Wisconsin. The county unemployment rate was lower than the state average for the months of June through October and significantly higher throughout the remainder of the year. The fluctuation in the county unemployment rate is due to the seasonal nature of the county economy. Tourism peaks in summer and fall months, resulting in a greater proportion of the workforce being employed during this period.

¹⁴ Figures for manufacturing and natural resources categories are suppressed by DWD.

2004 Unemployment Statistics (Not seasonally adjusted) 12 (%) Unemployment Rate

Month

Figure VII-1: 2004 Unemployment Statistics

Tourism Industry

Source: Wisconsin Department of Workforce Development

As denoted by the figure above, tourism has a significant impact on the county employment levels. This industry is also has a significant impact on personal income, business revenues, services and infrastructure and community character.

Tourism is the state's second largest industry, accounting for nearly \$11.4² billion in revenue per year. In 2002, vacationers spent \$131¹⁵ million in Bayfield County. The summer season generated \$62² million in revenue, while the fall generated \$34 million. Expenditures for the winter and spring seasons were \$35 million.

Although it is not possible to precisely isolate the economic impact of tourism in the Town of Bayfield, it is clear that the tourist industry (with agriculture) is the greatest contributor to the town economy, based upon the number of tourism related enterprises. These include: significant 'destination' type tourist attractions, three marinas, five restaurants, and twelve lodging businesses.

Wisconsin Department of Tourism Statistics

Bayfield County ranks 24th in the State for traveler spending, contributing 1.1% of all traveler expenditures.

It is estimated that employees earned \$45 million in wages generated from tourist spending, an increase of 1.5% from 2001.

Traveler spending in 2002 supported 3,775 full-time equivalent jobs, compared to 3,718 jobs in 2001.

Local revenues (property taxes, sales taxes, lodging taxes, etc.) collected as a result of travelers amounted to an estimated \$6 mill ion in 2002, an increase of 1.5% from 2001.

Travelers generated \$11 million in state revenues (lodging, sales and meal taxes, etc.), an increase of 1.5% from 2001.

¹⁵ Wisconsin Department of Tourism

Tourist Attractions

Name	Location
Apostle Highlands Golf Course	Apostle Highlands
Apostle Islands National Lakeshore	Park Hqtrs. In City of Bayfield
Big Top Chautauqua	Ski Hill Road
Mt. Ashwabay Ski Hill	Ski Hill Road
Red Cliff Casino/Hotel	Red Cliff

Marinas

Name	No. of Slips	Location
Pikes Bay Marina	200	Pikes Bay
Port Superior Marina	211	Port Superior
Roy's Point Marina	42	Roy's Point
Total Slips	453	

Restaurants and Bars

Name	Location
Apostle Islands Golf Clubhouse	Apostle Highlands Golf Course
Fore' N Aft Restaurant	Highway 13 South
Mt Ashwabay Ski Hill	Ski Hill Road
Portside Bar & Restaurant	Port Superior
Wild Rice Restaurant	Old San Road

Lodging

Name	Туре	Location	Cottages	Rooms
Apostle View Inn	m/h	Hwy 13 South	-	6
Artesian House	b/b	Fish Hatchery Road	-	4
Bayfield Bungalow	b/b	Hwy 13 North	1	-
Bayview Homes	c/h	Hwy 13 South	3	-
Bay West	b/b	Hwy 13 South	1	8
Brickyard Creek Cottages	c/h	Brickyard Creek	7	-
Brookside Motel	m/h	Port Superior	1	12
Fore' N Aft Restaurant	b/b	Highway 13 South	1	2
Highland View House	c/h	-	1	-
Island View	b/b	Hwy 13 North	-	4
Pinehurst Inn	b/b	Hwy 13 South	-	8
Sailors Solace	b/b	Deerfield Estates	-	2
Spring Hill	c/h	County Road J	1	-
Stone Hearth	b/b	Whitetail Ave (Manypenny)	-	3
Superior Rentals	c/h	Highway 13 South	7	6
The Pines	c/h	A.H. Golf Course	8	-
Woodside Cottages	m/h	Highway 13 South	11	-
Totals			39	55

Tourism is a growth industry for the Town of Bayfield as a part of the greater Bayfield community including the City of Bayfield, Red Cliff and the Town of Russell. There is no single source for the number of tourists that visit the area annually, but there are several important historical indexes which prove tourism has grown

rapidly over the years. These include: the number of annual visitors to the Apostle Islands National Lakeshore, and annual room sales in the Town of Bayfield. The following tables provide proof of substantial growth in the tourism in the Bayfield area.

Apostle Islands National Lakeshore Visitor Statistics 1993-2003

Year	Visitors	% Change
1993	130,664	
1994	148,430	14
1995	168,963	14
1996	169,668	0
1997	184,690	9
1998	202,716	10
1999	194,314	-4
2000	182,814	-6
2001	192,246	5
2002	216,241	12
2003	187,280	-13

Source: National Park Service

The indications of significant growth in tourism are validated by the fact that facilities serving tourists have grown dramatically in the Town of Bayfield. Two of the town's three marinas are less than ten years old, the number of lodging units (cottages and rooms) has doubled in the last five years, and one of the town's restaurants is less than four years old and has grown in excess of 15% annually in customer count.

City of Bayfield Room Tax History 1994-2003

Year	Room Sales	Tax Collected
1994	1,492,289	\$74,614
1995	1,661,088	\$83,054
1996	1,736,845	\$86,842
1997	1,793,863	\$89,693
1998	2,100,403	\$105,020
1999	2,266,266	\$113,313
2000	2,455,698	\$122,785
2001*	2,640,622	\$168,700
2002	2,809,606	\$182,622
2003	2,896,358	\$188,263

Town of Bayfield Room Tax History 1998-2003

Year	No. Units	Tax Collected
1998	13	\$19,319
1999	14	\$21,528
2000	18	\$19,627
2001	15	\$23,219
2002*		\$42,711
2003	25	\$54,711

Source: Town of Bayfield Room tax increased from 4% to 6.5%

Commuting Patterns

The commuting patterns of a community are indicative of employment availability options, personal preferences, and the available transportation and infrastructure. Table I-11 in the **Demographics Section** of the Town of Bayfield Comprehensive Plan depicts the commuting patterns of Bayfield County workers. According to the DWD, 2,820 workers commute from Bayfield County to jobs located outside of the area. The bulk of Bayfield County's commuter travel is to Ashland County, primarily to the City of Ashland. In contrast, Bayfield County attracts 655 workers from areas outside of the county. These individuals are primarily commuting from the City of Ashland to employment in the City of Washburn.

According to the 2000 US Census, 249 Town of Bayfield workers commute to their jobs, 32 work at home. The primary method of travel to work for town workers was

Source: City of Bayfield
* Room tax increased from 5% to 6.5% after 6 months

by automobile. Only two town workers utilize public transportation for commuting purposes.

III. ECONOMIC BASE

Table I-3 in the Demographics Section of the Town of Bayfield Comprehensive Plan depicts town employment by industry based on the 2000 US Census.

Table VII-1, 2000 Occupations and Industry (Detailed Characteristics)			
Occupation	Number	Percent	
Management, professional, and related occupations	114	37.3	
Service occupations	54	17.6	
Sales and office occupations	60	19.6	
Farming, fishing, and forestry occupations	15	4.9	
Construction, extraction, and maintenance occupations	39	12.7	
Production, transportation, and material moving occupations	24	7.8	
Industry			
Agriculture, forestry, fishing and hunting, and mining	37	12.1	
Construction	40	13.1	
Manufacturing	15	4.9	
Wholesale trade			
Retail trade	20	6.5	
Transportation and warehousing, and utilities		5.2	
Information	3	1.0	
Finance, insurance, real estate, and rental and leasing	12	3.9	
Professional, scientific, management, administrative, and waste management services		6.9	
Educational, health and social services	63	20.6	
Arts, entertainment, recreation, accommodation and food services		13.1	
Other services (except public administration	8	2.6	
Public administration	31	10.1	

Source: 2000 US Census

Current Business Inventory

Aside from those tourist attractions, restaurants, marinas, and lodging businesses listed under Section II, **Tourism Industry**, there are several other businesses in the Town of Bayfield which are significant contributors to the town's economy.

Agricultural Enterprises

- ❖ Apple Hill Orchard
- Bayfield Apple Company
- ❖ Betzold's Orchard
- ❖ Blue Vista Orchard
- ❖ Good Earth Gardens
- Hauser's Superior View Farm
- Highland Valley Farm

- ❖ Hillcrest Orchard
- James Erickson Orchard
- * Rabideaux's Bayfield Fruit Company
- Sunset Valley Farm
- Weber Orchard
- Weidinger-Line Farm

Miscellaneous Enterprises

- ❖ Apostle Highlands Inc. (Golf & Real Estate Developer)
- Apple Company Store
- ❖ Bayfield Construction Co. (General Contractor)
- Bayfield Winery
- Brickyard Creek LLC. (General Contractor)
- Carrier Companies (General Contractor)
- C & W Trucking
- Erickson's Country Store
- Hunt Electric (Electrical Contractor)
- Superior Charters (Boat Charters)
- Superior Edge Corp (E-Learning Software)
- Wolfsong Adventures & Wear

Business Development Opportunity Areas

The STH 13, CTH I, and CTH J corridors provide several opportunities for future business development.

CTH I

This road corridor provides direct access to the west side of the City of Bayfield. This area is currently not served by municipal sewer and water but is included within the Pikes Bay Sanitary District future boundary. Current zoning along the corridor is forestry, agricultural and some residential.

CTH J

Several opportunities for commercial development exist within the CTH J corridor. CTH J west of STH 13 provides primary access to the central portions of the town and to the Apostle Highlands Golf Course and condominiums. This area has a relatively high degree of existing development and is to be included within the Pikes Bay Sanitary District future boundary. Existing zoning within the area is primarily recreational-residential and residential. A 40-acre commercial parcel is located along CTH J, ½ mile north of the CTH J/Star Route Road intersection.

STH 13

The STH 13 corridor *could* present several additional opportunities for expanded business development within the Town of Bayfield. A portion of the corridor from approximately ¼ mile north of Ski Hill road to ¼ mile southwest of Sanitarium Road is currently served by the Pikes Bay Sanitary District. Future system upgrades will bring service to most of the STH 13 corridor south of the City of Bayfield and to a portion of the corridor north of the city.

Home Based Businesses

There are opportunities for expanded home-based business within the Town of Bayfield. These businesses do not typically require municipal sewer or water supply, are generally low impact, and do not typically generate high traffic volume.

IV. EMPLOYMENT FORECAST

Figure VII-2

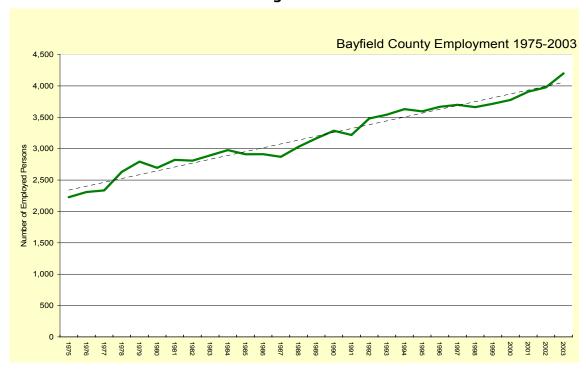
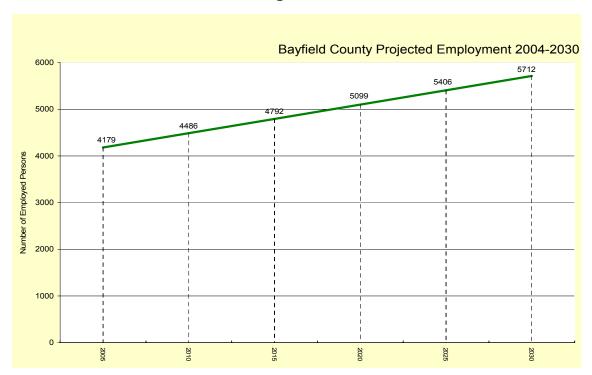


Figure VII-3



Based on data from the Wisconsin Department of Workforce Development (DWD), highlighting the number of jobs with employers located in Bayfield County from 1975 to 2003, employment projections were developed to 2030. Figure VII-2 shows the employed persons for 1975 to 2003 and Figure VII-3 shows the employment projections for future years to 2030.

Employment projections for Bayfield County were derived by analyzing the local employment data from 1975-2003. The "trend line" (dashed black line) in Figure VII-2 depicts a "best fit" of the known data values for the years 1975-2003. This is a very simplistic model to be used for general planning purposes. More detailed county projections are in the process of being developed by the Wisconsin DWD.

V. PLANNING FOR ECONOMIC DEVELOPMENT

Desired Economic Development

The Town of Bayfield will support economic development that is consistent with the town's goals and objectives. In general, the town will support and/or encourage economic development that:

- Expands economic benefits of tourism for existing businesses
- ❖ Is "clean" business which will provide year-round employment
- ❖ Adds value to the products of local businesses

<u>Community Strengths and Weaknesses for Attracting and Retaining Business and Industry</u>

Strengths

- Abundant natural resources
- Abundant recreational opportunities
- State Highway 13, access to population centers
- Educated workforce
- Available land
- Land prices

Weaknesses

- Low population
- Access to transportation (rail, air, interstate)
- Lack of infrastructure (sewer, water)
- Aging workforce
- Tourism dependent economy
- High taxes
- Distance to major markets
- Distance to government services

Redevelopment and "Smart Growth" Areas

Wisconsin Chapter 66 planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete

buildings. Communities are also responsible for identifying potential "smart growth areas" or areas with existing infrastructure and services in place where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The plan does not specifically identify any specific redevelopment or "smart growth" area or parcel in the Town of Bayfield. The vast majority of the town is currently undeveloped.

Redevelopment and Contaminated Sites

Leaking underground storage tanks (LUST's) are often a source of localized contamination problems and may pose threats to health and safety. These threats may include: contamination of soil and groundwater; contamination of drinking water; or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

- □ **Comm 10** Wisconsin Department of Commerce's rule governing installation, registration, maintenance and abandonment of petroleum storage tanks.
- □ **NR 746** Applies specifically to sites where petroleum products have discharged from storage tanks.
- □ **Comm 47** Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA).
- □ **PCFA** Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

Economic Development Programs

There are many programs at the federal, state, and county level that can help the Town of Bayfield to support economic development efforts. There are also programs available for individual businesses to utilize as well. What follows is a list, with descriptions, of agencies and programs that can assist the Town of Bayfield with its economic development plans.

The U.S. Department of Commerce Economic Development Administration offers two programs for assistance with economic development that apply to the Town of Bayfield and/or Bayfield County. One is the Public Works and Economic Development Facilities Assistance Program, which supports the construction or rehabilitation of essential public infrastructure and development facilities necessary to generate private sector jobs and investment, including investments that support technology-led development, redevelopment of brownfield sites, and eco-industrial development. Secondly, the Economic Adjustment Assistance Program is available to: (1) address the immediate needs of businesses and communities presently undergoing transition due to a sudden and severe job loss; and (2) demonstrate

new and proactive approaches for economic competitiveness and innovative capacity for threatened regions and communities.

Another program available at the federal level to public entities is the USDA Rural Development Community Facility Loan Program. The purpose of this program is to construct, enlarge, extend, or otherwise improve community facilities providing essential services in rural areas and towns with a population of 50,000 or less.

Three programs are available to local units of government through the Wisconsin Department of Commerce. The first program is the Community Development Block Grant for Economic Development (CDBG-ED). Its purpose is to provide resources to local governments that will enable them to assist economic development projects in their community. The local unit of government is the applicant and recipient of the funds. A specific business, which must be located in a municipality of 50,000 or less, is loaned the funds for eligible business development uses. When the funds are repaid to the local government, they may stay in the community to be used as a revolving loan fund to assist other businesses in the community.

The second program is the Community Development Block Grant Public Facilities for Economic Development (CDBG-PFED). Its purpose is to provide grant funds to local governments that will enable them to provide needed public facilities (i.e., streets, sewer mains, water mains, etc.) to private business enterprises that are going to create full-time jobs by starting or expanding their businesses because of the availability of the funded public facilities.

The third program available from the Wisconsin Department of Commerce is the Community-Based Economic Development Program (CBED). Its purpose is to provide financing assistance to local governments and community-based organizations that undertake planning or development projects or provide technical assistance in support of business (including technology-based businesses) and community development.

Available from WIDOT is a program called the Transportation Facilities Economic Assistance and Development Program (TEA). The intent of the TEA program is to help support new business development in Wisconsin by funding transportation improvements that are needed to secure jobs in the state. A governing body, a business, a consortium group, or any combination thereof can apply for TEA program funding.

There are many programs related to business development available to businesses located in Bayfield County. On a regional level, there are revolving loan funds administered by Northwest Wisconsin Business Development Corporation (NWBDC), an affiliate of the Northwest Regional Planning Commission in Spooner. Bayfield County also has a CDBG-ED revolving loan fund available to local businesses.

A strategic planning initiative called Build Wisconsin was initiated to produce the first cohesive economic development plan for the State of Wisconsin. As part of

Build Wisconsin, six counties in northwest Wisconsin, including Bayfield, were designated a technology zone. The Technology Zone program brings \$5 million in income tax incentives for high-tech development to the area. Eligible businesses can receive tax credits based on their ability to create high-wage jobs and investment and support the development of high-tech industries in the region.

There are many more federal, state, and local programs offering assistance to businesses that are too numerous to mention here; however, they are listed in the Economic Development Manual prepared by the Wisconsin Bankers Association and the Wisconsin Financing Alternatives booklet prepared by the Wisconsin Department of Commerce.

Bayfield County Economic Development Diversification Plan

In 1998, a three-county economic development committee was formed between Ashland, Bayfield, and Iron Counties. The committee's responsibilities were to analyze local economic conditions and develop goals, economic strategies, and activities to further economic development in the region. The results of the committee's findings and recommendations are contained within the "Bayfield County Economic Development Diversification Plan". Future planning and activities related to economic development within Bayfield County should refer to the actions, activities, and recommendations contained within this document.

A direct result of the economic diversification plan was the creation of a committee to guide future economic development initiatives; and in the fall of 1999, the Bayfield County Economic Development Corporation (BCEDC), was formed. This committee developed a strategic plan in June 2002 (Bayfield County Economic Development Corporation Strategic Plan), which defined new economic development goals and provided a list of potential economic resources for the county. To date, the BCEDC is credited with providing economic development assistance to several local businesses, developing several county economic development initiatives, securing grant funding for local business development, and numerous other economic development activities

VI. ECONOMIC DEVELOPMENT GOALS AND OBJECTIVES

Goal: Create well paying year-around employment opportunities for the resident families of the Town of Bayfield by encouraging growth of existing businesses and by attracting new businesses which are compatible with our environment and values and fit the Town's Vision for its future.

Objective ED-1: Establishment a short-term, low-interest *Micro-loan Revolving Fund to be* sponsored by local businesses, financial institutions, or state agencies, the purpose of which will be to make expansion loans available to cottage industries and fruit growers.

- **Task 1:** Contact BCEDC for assistance in contacting the Department of Agriculture and other state agencies which might offer grants for such purposes.
- **Task 2**: Establish a town loan committee to oversee disbursement of funds. The nature of its responsibility will depend upon the source of the funds. If it is an agency such as Impact Seven, it will have a recommending role. If funds are derived from local sources, it will have the final decision.
- **Objective ED-2:** Encourage the growth of water sports and recreation by supporting the expansion and modernization of our existing marinas.
- **Task 1**: Persuade and assist town marinas in providing boat launching ramps and trailer parking for fee to the public.
- **Task 2:** Promote water sports consistent with the unique character and natural resources of the Town.
- **Objective ED-3:** Work with surrounding communities to establish a business park complete with the necessary infrastructure and ready access to the state highway, to attract environmentally clean new year round businesses to provide employment and broaden the tax base.
- **Task 1:** Identify available suitable property.
- **Task 2:** Determine fair value and negotiate option to purchase with owners.
- **Task 3:** Determine suitability of property for the intended use by contracting with a soils engineering company to complete study.
- **Task 4:** Investigate financing options and recommend best course to town board.
- **Task 5:** Acquire property and hire a developer and simultaneously begin marketing the facility.
- **Objective ED-4:** Expand economic benefits of tourism for existing businesses (restaurants, gift shops, art galleries, golf courses, ski facilities, Big Top Chautauqua, Apostle Islands National Lakeshore, silent sports) by promoting growth and development of lodging and supporting businesses and by extending tourist season into winter and the shoulder seasons.
- **Task 1:** Cooperate with the Bayfield Chamber of Commerce in marketing the winter season by promoting the silent sports such as X-country skiing, snow-shoeing, dog sledding, and ice fishing.
- **Task 2:** Encourage the development of facilities which can accommodate group and business meetings and bus tours and cooperate with the Bayfield Chamber of Commerce in promoting these activities for the shoulder seasons.

Task 3: Promote expanded utilization of existing lodging capabilities, which can accommodate larger group and business meetings and bus tours through cooperation with the Bayfield Chamber of Commerce. This should include promoting coordinated utilization of existing lodging products, coordination of available facilities (including dining facilities) and promotion of all types of tourism visits, especially during the shoulder seasons and, where feasible, during the Winter.

Objective ED-5: Explore the feasibility and encourage the construction of a certified kitchen which would be available to town fruit growers for adding value to their products by producing jams, jellies, pies, cider, and other products. The facility might also include equipment for freezing, dehydration, pasteurizing, and even cold storage and would be available for a modest cost to users on a reservation basis.

Task 1: Survey growers to determine their interest and develop estimates of volume of usage and the basic requirements for the facility.

Task 2: Complete an initial feasibility study to estimate the cost of the project.

Task 3: Resurvey growers with estimates of user fees to determine their on going interest.

Task 4: Provided there is interest, develop a business plan for the project which provides options as to ownership, nature of operation (profit/non-profit) role in marketing and distribution if any, and the general sophistication of project.

Task 5: If outlook is positive, find investors and an operator.

Objective ED-6: Coordinate the development of a common identification of all Bayfield produced products to be incorporated in all growers private labels. There is magic in the name Bayfield in that it connotes quality and commands higher prices.

Task 1: Consult with ad and marketing expert to develop Bayfield identification.

Objective ED-7: Encourage utilization of local contractors and businesses as a means to retain profitable business entities in the Town and as a way to promote sustainable economic development.



I. INTRODUCTION

Defining appropriate land uses is about more than making ecologically and economically intelligent choices. It is also about retaining values, lifestyles, cultural assets, and community character. It is the purpose of this element to analyze the existing land use pattern and to develop a guide to assist the community in achieving desirable and sustainable growth over the 20-year planning period.

II. EXISTING LAND USE PATTERN

The Town of Bayfield is a rural community. Forested lands, rivers, and wetlands are the dominant features on the landscape. Undeveloped public lands comprise a large portion of the town's land base. The built environment consists primarily of single-family and seasonal/recreational homes, orchards, small farms, and recreational facilities. The overall development density is generally low, with the highest densities found in close proximity to the City of Bayfield and along the Lake Superior coastline of Chequamegon Bay.

About 65 percent of the town's overall land base is under public ownership. The largest landowner in the town is Bayfield County, which alone owns 55 percent of the towns land base. Public lands are managed for resource utilization, resource protection, and recreational purposes.

Private lands occupy about 35 percent of the town land base. The town's built environment is confined to these lands. Most privately owned lands are located in the towns eastern third, along Chequamegon Bay, and along Happy Hollow Road, north to the Apostle Islands National Lakeshore.

Generalized Land Use Categories

Residential

Areas within this designation are characterized by a predominance of single-family and recreational/residential dwellings at a general density of 1 unit per 5 acres and greater. Areas within the Town of Bayfield included in this category include:

- Apostle Highlands
- Goldridge & Waterford Townhomes
- Lake Superior shoreline development

Rural Residential

This designation includes mixed forms of residential development at a lower development density standard than lakefront and formal subdivisions. This category includes rural residential development on parcels of land larger than five acres. Within this designation are numerous parcels with a single residential structure and a large proportion of undeveloped forested and non-forested area.

Commercial

This designation includes structures and associated grounds used for the sale of products and services, retail and wholesale operations.

Forest

This designation includes undeveloped privately owned rural forested areas.

Agricultural

These areas include lands supporting agricultural activities such as orchards, livestock grazing, dairy farming, cropland uses, and Christmas tree growing and harvesting.

Excluded Lands

Public Lands

Areas within this designation include Bayfield County Forest (CFL) lands, Wisconsin Department of Natural Resources lands, and the Apostle Islands National Lakeshore.

Red Cliff Reservation

This designation includes areas within the reservation boundary, which are under the jurisdiction of the Red Cliff Band of Lake Superior Chippewas.

Primary Factors Contributing to the Current Development Pattern

Public Land

The Town of Bayfield has a significant public land base including county, state, and federal lands. Most forms of development are prohibited on these lands.

Natural Resource Base

The Town of Bayfield has several resource constraints which, when viewed individually or together as a composite, represent impediments to land development. Resources identified in *Natural, Agricultural, and Cultural Resources Element* present various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact.

Transportation Network

The town's roadway network provides access to rural parcels throughout the community. Additionally, access to transportation facilities allows community residents to work in areas outside of the area and live in the Town of Bayfield. A state highway (STH 13) provides a high level of service to the community, facilitating both transit and commerce.

Lake Superior

The presence of Lake Superior has had a significant impact on the community development pattern. Numerous single-family and recreational homes have been built along the community's Chequamegon Bay shores. Condominium development has also occurred along this shoreline.

City of Bayfield

Residential development on the periphery of the city reflects the desire of residents for rural living, with close access to the goods and services afforded by larger communities.

Population Growth

The population of the Town of Bayfield has generally experienced steady growth in population since 1960. Since that time, the town has added 151 residents, and an additional 171 residents are projected by the year 2025.

Demand for Recreational Land

An increasing demand for recreational land and waterfront property for development and investment has driven land market prices to all time highs. Lands with marketable natural amenities are greatly valued and sought for development purposes. A significant number of recreational/residential developments exist within the community, and this form of growth is generally occurring at an increasing rate.

Land Uses

Residential

Single family and recreational residential is the most common form of development in the Town of Bayfield. Density is generally low, with the exception of the condominium communities and generally increases with proximity to the City of Bayfield. Detailed information about the town's housing supply is found in the *Housing Section* of the Comprehensive Plan.

Table VIII-2,
Commercial Assessment
B-1-

	Dala							
	Year	Parcels	Acres					
2003		78	426					
	2001	69	409					
	1997	59	403					
	1989	52	327					
	1985	49	336					
	1983	52	342					
	1980	45	220					

Source: Wisconsin DOR

Commercial

There is very limited commercial development

within the Town of Bayfield. Most area commercial businesses are located within the City of Bayfield. Information on specific commercial businesses in the Town of Bayfield is found in the *Economic Development Section* of the Comprehensive Plan.

Industrial

There are no industrial land use areas in the Town of Bayfield. However, there are three gravel pits located near State Highway 13 in the northern portion of the town. Records indicated that the town had not recorded any manufacturing acreage during the period 1975-2003.

Agricultural

The Town of Bayfield's agricultural land base consists of numerous small independent produce operations, orchards, and hobby farms. Clusters of agricultural land are found in the eastern portion of the town along STH 13 and CTH J, and along Happy Hollow/South Pratt Roads in the western area of the town. There has been a steady decline in assessed agricultural land since at least the mid 1970's, when total assessments were near 6,000 acres. The number of agricultural parcels has also declined significantly, from 284 in 1975 to 149 by the year 2003. Additional agricultural information is found in the *Agricultural Section* of the Comprehensive Plan.

Table VIII-3,				
Agricultural Assessment				
Data				

Table VIII-1, Residential Assessment

Data

Parcels

968

920

808

574

557

539

546

Source: Wisconsin DOR

Acres

2,822

2,707

2,129

1,121

1,039

962

1,076

Year

2003

2001

1997

1989

1985

1983

1980

	Dutu	
Year	Parcels	Acres
2003	149	2782
2001	150	2795
1997	149	3,020
1989	162	3,389
1985	162	3,460
1983	162	3,473
1980	159	3,462

Source: Wisconsin DOR

Costs of Development

The community development pattern significantly influences the costs of providing government and utility services to rural residents. Local units of government frequently have difficulty financing services and are continually searching for ways to generate revenue. Often times, local government seeks to increase the community tax base as a means of generating revenue. However, increasing

evidence is becoming available which refutes this theory. In fact, some studies suggest that this method actually worsens the problem. The revenues generated by commercial and industrial development are oftentimes much more significant than that of residential development, and these forms of development generally "pay their way" with respect to government and utility services. Residential development however, can place a higher demand for services, which are not fully offset by the tax revenue generated. As residential growth increases, this disparity can grow larger, further exacerbating the problem.

Additionally, the existing development ordinances generally support a scattered rural growth pattern, which further increases costs. The existing land use regulatory structure does not have mechanisms to encourage, promote, or support cost-effective development; and there are no incentives to landowners for engaging in cost-reducing development activities.

The Town of Bayfield supports a rural development pattern that promotes efficiency and serves to reduce the costs to government and utilities. It is recommended that the town measure the public costs of proposed future development against the public benefits. A compact and cost-effective development pattern should be defined in the town's preferred future development pattern map. Additionally, the town can reduce development costs through the use of development techniques such as cluster or "conservation design" methods.

Land Prices

The Town of Bayfield and the Bayfield Peninsula has many attractive qualities making it a desirable place to live, work, and recreate. Lake Superior, abundant forests, and low population density represent the kinds of amenities people are seeking to escape urban living and to enhance their quality of life. These factors have resulted in a high demand for land within the community. As a result, the prices of land have increased exponentially, placing land ownership out of the range of affordability of many people.

The price of land depends upon many factors, which can vary significantly from site to site. It is often difficult to generalize the market price of property within a given municipality due to the 'location specific' factors that dictate the price and by the fact that a limited number of properties are on the market at any given time. By examining the entire local market over a period of time, we can draw some conclusions about the general land prices within the local area.

The market price for rural lands within the Town of Bayfield ranges from about \$1,000 to \$5,500 per acre, although some land sales of up to \$9,000 per acre have been recorded.

Undeveloped lake frontage within the county is in very high demand. The supply of vacant lake frontage is low and decreasing at an accelerating rate. These factors have resulted in historically high prices for lake frontage and lots, which can provide direct lake access or even lake views. Based on recent land sales lake frontage was generally selling for between \$1,000 and \$1,300 per linear foot.

III. DEVELOPMENT STANDARDS AND REQUIREMENTS

Development requirements have played an important role in shaping the Town of Bayfield's development pattern. Wisconsin's Comprehensive Planning legislation requires that after January 1, 2010, any program or action of a local governmental unit that affects land use shall be consistent with that governmental unit's comprehensive plan. This includes any town ordinances, land use regulations, permitting processes, etc.

Town of Bayfield Standards and Requirements

The Town of Bayfield administers a private driveway/road ordinance. This ordinance requires applicants to submit an application to the Town of Bayfield describing the project in detail.

Bayfield County Standards and Requirements

Bayfield County enacted initial countywide zoning in 1934 and revised the ordinance in the 1970's to incorporate shoreland provisions. The Town of Bayfield adopted the Bayfield County Zoning Ordinance in July 1976. By adopting this ordinance, land use regulation in the Town of Bayfield is administered by the Bayfield County Zoning Department.

The Town of Bayfield does have the authority to veto county zoning changes as outlined in Wis. Stat. § 59.69(5)(e)3. Referred to as the "10 day rule", this authority allows the town to disapprove and reject proposed amendments to county zoning ordinances under certain circumstances. These rights must be exercised according to statutory procedures and do not apply to shoreland zoning or zoning of county-owned lands.

All other zoning permit activities, standards, and requirements are administered at the discretion of the county. These activities include issuance of conditional use permits (special exceptions), variances, building and sanitary permits.

Wisconsin counties have the authority to regulate subdivisions under Chapter 236 of the Wisconsin Statutes. The Bayfield County Subdivision Control Code identifies the standards upon which the county's review of proposed subdivisions in the unincorporated areas will be based. The Town of Bayfield must approve any proposed subdivision.

The Bayfield County Zoning Ordinance consists of a map and associated text. There are 14 districts in the county ordinance, each with a set of standards and requirements outlined in the ordinance text.

Bayfield County Zoning Districts

R-1 Residential-1 This district provides for permanent residential developments in unsewered neighborhood environments capable of being served with required services and utilities while, at the same time, being protected from traffic hazards and the intrusion of incompatible land uses.

- **R-2 Residential-2** This district is to require large lot residential development as a means of preserving the space characteristics of country living.
- **R-3 Residential-3** This district is to provide medium size lots for residential development as a means of preserving estate living.
- **R-4 Residential-4** (1) This district provides for permanent residential developments in neighborhood environments with water and/or sewer as well as other services and utilities. Such developments should be protected from traffic hazards and the intrusion of incompatible land uses. (2) Upon the installation of public sewer and/or water supply facilities in an existing unincorporated village, the area may be rezoned to the Residential-4 District. (Refer to Objective LU-2, Task 5 which lists an action to not have this "conversion" apply in the Town of Bayfield) (3) The Residential-4 District is not intended for and shall not be applied to areas outside existing unincorporated villages.
- **R-RB Residential-Recreational Business** This district is intended to provide for permanent or seasonal residential development and associated recreational value.
- **F-1 Forestry-1** This district is to provide continuation for forestry programs and to permit compatible recreational development. Permanent residences in this district shall require town board approval.
- **F-2 Forestry-2** This district is to provide for large contiguous tracts that may be used primarily for forestry programs.
- **A-1 Agricultural-1** This district is designed to provide areas for general agriculture and to prevent the encroachment of scattered commercial and industrial enterprises and small lot residential development. Non-farm residences in this district shall require town board approval.
- **A-2 Agricultural-2** This district is to provide for large contiguous tracts that may remain in general agricultural use.
- **C Commercial** This district is intended to provide for the orderly and attractive grouping, at convenient locations, of retail stores, shops, offices, and establishments serving the daily needs of the area.

Table VIII-4, Zoning District Requirements									
District	Minimum Area	Minimum Frontage	Minimum Average Width						
R-RB, R-1	30,000 ft ²	150′	150′						
F-1, R-2, A-1	4.50 acres	300′	300′						
R-3	2 acres	200′	200′						
F-2, A-2	35 acres	1,200′	1,200'						
I, C	20,000 ft ²	100′	100′						
R-4 (sewer/water)	10,000 ft ²	75′	75′						
R-4 (sewer only)	15,000 ft ²	75′	75′						
R-4 (water only)	20,000 ft ²	100′	100′						

Source: Bayfield County Zoning Ordinance

Table VIII-5, 2001-2003 Permits Issued

	Land Use	Sanitary	Sign	Special Use	Conditional Use	Temporary	Privy
2003							
Bayfield	47	24	1	12	5	1	2
Bayview	23	12	1	6	1	1	0
Bell	44	16	1	8	4	1	1
Russell	8	2	1	3	3	0	0
County	378	158	9	85	25	9	8
2002							
Bayfield	61	21	0	5	3	0	1
Bayview	19	7	0	5	0	0	1
Bell	36	10	1	9	1	0	1
Russell	8	2	0	5	0	1	1
County	383	168	7	81	13	5	5
2001							
Bayfield	46	25	1	15	2	2	0
Bayview	15	10	0	12	2	1	0
Bell	27	11	0	2	0	0	0
Russell	8	3	0	4	0	0	0
County	304	161	11	86	14	10	3

Shoreland-Wetland Zoning

The Bayfield County shoreland/wetland zoning ordinance establishes development standards for lands within the shoreland areas. Shorelands are defined as lands within the following distances from the ordinary highwater mark of navigable waters; one thousand (1,000) feet from a lake, pond, or flowage and three hundred (300) feet from a river or stream or to the landward side of the floodplain, whichever distance is greater.

These standards are based on the Bayfield County Lakes Classification System, which assigns each county water body into one of three classes (I, II, III). The lakes classification rating is based on the individual characteristics of each lake, with class I lakes requiring minimum protection and class III needing the most. Mapped wetlands larger than five acres are also regulated under this ordinance.

Table VIII-6, Shoreland Zoning Requirements									
District Class I Class II Class III ¹⁶									
Lot Size	30,000 ft ²	60,000 ft ²	120,000 ft ²						
Shoreline frontage	150′	200′	300'						
Lot depth	200′	300′	400'						
Shoreline setback	75′	75′	100'						
Vegetation buffer	50′	50′	75′						
Side yard setback	10'/40'	20′/50′	30'/60'						

Lake Superior Development Requirements

Lots having frontage on Lake Superior and improvements made to these lots must meet the requirements of Class I lakes. The only exception being that "if a lot has a bank or a bluff fronting the lake, the top of which is discernible due to evidence of erosion, (including but not limited to exposed rock), the required shoreline setback shall be 75 feet back from the top edge of the bank or bluff, and if a lot is located in an area of active or potential erosion designated on a map entitled Erosion Hazard Areas—Bayfield County, a greater setback may be required as determined by the Zoning Committee or its duly designated agent, based on projected shoreland recession rates." (2004 Bayfield County Zoning Ordinance)

Floodplain Zoning

The Bayfield County Floodplain Zoning Ordinance regulates zoning in floodplains along county waterways. Floodplain districts are based on Flood Hazard Boundary Maps produced by the Federal Emergency Management Agency (FEMA) and approved by the Wisconsin Department of Natural Resources. Bayfield County Floodplain Zoning districts include: the Floodway District (FW), Flood Fringe District (FF), and General Floodplain District (GF).

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¹⁶ Includes rivers

Sanitary and Private Sewage Code

The Sanitary and Private Sewage Code regulates the location, construction, installation, alteration, design, and use of all private onsite wastewater treatment systems (POWTS) in the county.

Nonmetallic Mining Reclamation Ordinance

The Wisconsin Department of Natural Resources is the agency responsible for regulating nonmetallic mining in the state. Chapter NR 135, Wis. Adm. Code, defines the standards for reclamation and restoration of state nonmetallic mining operations. The county ordinance implements these required standards for Bayfield County.

Land Base Characteristics

The majority of the Town of Bayfield land base is public land. These lands are primarily used for resource management, timber production, and recreation/protection.

County Owned Lands

The largest tract of publicly owned land in the Town of Bayfield is the Bayfield County Forest, which occupies 32,632 acres. County forest management is further detailed in the *Natural Resources Section* of the Town of Bayfield Comprehensive Plan.

Federally Owned Lands

The Apostle Islands National Lakeshore is owned and managed by the U.S. government, under the direction of the National Park Service. Within the Town of Bayfield, the lakeshore occupies a total of 4,774 acres. The lakeshore is further detailed in the *Coastal Resources Section* of the Town of Bayfield Comprehensive Plan.

State Owned Lands

The South Shore State Fish and Wildlife Area at Pikes Creek and North Pikes is state owned and managed public tract. This area occupies a total of 961 acres. Additional detail about the South Shore State Fish and Wildlife Area can be found in the *Coastal Resources Section* of the Town of Bayfield Comprehensive Plan.

Town Owned Lands

The Town of Bayfield owns 42 acres of land. Forty-one of the acres are used primarily for government purposes and include government facilities such as the town hall and garage and a town park of one acre.

Lands Enrolled in Forest Tax Law Programs

Lands that are enrolled in forestry programs such as the Managed Forest Law (MFL) program can provide some assurance that these lands will continue to be utilized as forest. These lands are under contractual commitment, which may or may not be renewed upon expiration. Within the Town of Bayfield, there are 4,208 acres of

forestland enrolled in the Forest Crop Law (FCL) and Managed Forest Law programs (MFL). Enrollment in the FCL program closed in 1986.

Within the FCL lands, there are 883 acres open to the public for recreational purposes and 0 acres of closed land. Within the MFL lands, 3,268 acres are open and 57 acres closed.

Additional detail about the MFL and FCL programs can be found in the *Natural Resources Section* of the Town of Bayfield Comprehensive Plan.

Red Cliff Reservation

There are 2,414 acres of land within the reservation boundary in the Town of Bayfield. Of this total, only 519 acres are classified as Indian owned, Indian allotment, or trust lands. As a result of the "allotment period", when tribal lands were granted to individuals or families, the reservation ownership pattern is a "checkerboard" matrix. Several public (Bayfield County) and privately owned parcels are located within the reservation boundary. Bayfield County does not have zoning or land use authority on tribal lands within the reservation boundary. The Apostle Islands National Lakeshore occupies a significant portion of the coastal boundary within the reservation.

Privately Owned Lands

Privately owned lands occupy about 20,200 acres or 35 percent of the Town of Bayfield land base. These lands represent the town's most intensively used lands, hosting the community's commercial, agricultural, and residential development.

IV. FUTURE LAND USE

The preferred future land use pattern will provide the community with an instrument to guide future land use decision-making.

Development of a preferred future land use pattern is a community-input based process, which began with the comprehensive plan survey and issues development. The Future Land Use Map and category details reflect implementation of the community goals and objectives and, ultimately, realization of the community vision.

Several factors were considered in the Town of Bayfield's future land use determination process, including:

- Community desires
 Goals and objectives
 Survey
- Environmental constraints
 Natural resources
 Viewsheds

- Existing and former development, redevelopment areas Location of existing development Closed landfills
 - Waste sites and contaminated sites
- Existing and Modified regulations Community buildout analysis
- Future Needs

The Preferred Future Land Use Map, goals, and objectives along with the supporting actions and policies represent a "road map" to guide future growth and development within the community.

Community Desires

Early in the planning process, surveys were distributed to all landowners in the town; the results of these surveys assisted the community in defining local issues and opportunities. Using the results of the survey and public comment, the planning committee formulated a list of planning issues that framed the concerns and challenges facing the community. A series of goals and objectives were developed, based on community issues, in order to provide direction for the planning process. These statements also represent the basis for the formulation of community policy and actions. The list of community issues is found in **Section I, Community Profile** of the Town of Bayfield Comprehensive Plan. Please refer to the end of each individual planning element for goals, objectives, policies and actions relative to that element.

Development Constraints

The Town of Bayfield contains several natural resource and land management constraints which, when viewed individually or together as a composite, represent impediments to land development. Resources identified in *Natural, Agricultural and Cultural Resources Element* presents various levels of limitation to rural development. These constraints include natural features such as wetlands, floodplains, surface waters, steep slopes, and soil limitations. The absence or reduced existence of natural constraints also presents the opportunity for development with the least potential for environmental impact. Land management constraints include lands under public ownership. These lands are excluded from the overall developable land base, regardless of environmental constraints, which may be present.

The **Constraints** delineation reflects those areas encompassed by environmental constrains such as wetlands, surface waters, floodplains and steep slopes. Land management constraints including publicly owned lands and lands within the Red Cliff Indian Reservation are included within the constraints delineation.

Special Zoning Areas include those areas where unique zoning restrictions apply. These areas include lands impacted by Bayfield County shoreland, wetland, and floodplain zoning requirements. While not an absolute constraint, development within these areas is limited under the provisions of the ordinance.

Viewsheds/Scenic Values

The visual environment of the Town of Bayfield is an important component of the community's rural character. Apart from the views of the natural forested landscape, views of Lake Superior and the many stream corridors are important features of the visual landscape.

The State Highway 13 corridor passing through the Town of Bayfield has been a focal point for discussions on scenic vistas, rural character and development on the Bayfield Peninsula for several years. A 1979 publication titled "Apostle Islands Area-Highway 13 Corridor Report" provides a detailed inventory of corridor characteristics along with a series of recommendations for improvements, scenic resources protection, development, and other implementation recommendations.

Existing Development, Contaminated Sites, and Redevelopment Areas

Existing Development

Existing development can strongly influence the location, density, and land uses associated with future development. A well thought out Comprehensive Plan will consider the impacts of proposed development on the existing development, infrastructure and quality of life of town residents and visitors.

Waste Disposal Sites/Closed Landfills

The Wisconsin Department of Natural Resources publishes a registry of known waste disposal sites in Wisconsin. The registry was created by the DNR to serve as a comprehensive listing of all sites where solid or hazardous wastes have been or may have been deposited. Inclusion of a site on the registry is not intended to suggest that environmental problems have occurred, are occurring, or will occur in the future. There are 2 sites located within the Town of Bayfield known to be former soil or hazardous waste sites.

Bayfield County Forest T50N-R5W, Section 18 Town of Bayfield SE-SW, Section 11 T50N-R4W

Discharge Sites

Leaking underground storage tanks (LUST's), spills, Superfund sites, and other contaminated sites are an often a source of localized contamination problems and may pose threats to health and safety. These threats may include: contamination of soil and groundwater; contamination of drinking water; or contamination of lakes, rivers, and streams. Underground storage tanks are regulated in Wisconsin under,

 Comm. 10 Wisconsin Department of Commerce's rule governing installation, registration, maintenance and abandonment of petroleum storage tanks

- * NR 746 Applies specifically to sites where petroleum products have discharged from storage tanks.
- * **Comm. 47** Department of Commerce rule that governs reimbursement from Petroleum Environmental Cleanup Fund Act (PECFA).
- * **PCFA** Wisconsin's reimbursement program for eligible costs of cleaning up contamination from leaking underground and aboveground petroleum storage tank systems, administered by the Department of Commerce.

Within the Town of Bayfield there are 1 open and 20 closed sites listed in the WDNR Bureau for Remediation and Redevelopment Tracking System (BRRTS) database. Open sites are contaminated sites in need of clean up or where cleanup is still underway. Closed sites are those that have completed all clean up requirements and have received a case closure letter from DNR, or spills that require no further cleanup. For additional information, including locations of these sites, please refer to the BRRTS web database on the Wisconsin Department of Natural Resources web page at http://www.dnr.state.wi.us/org/aw/rr/brrts/index.htm.

The Wisconsin Department of Natural Resources GIS Registry of Closed Remediation Sites depicts closed sites with groundwater contamination remaining above NR140 enforcement standards or soil contamination above NR720 residual contaminant levels. No remediation sites meeting these criteria were found in the Town of Bayfield. For additional information, please refer to the on-line registry at http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

According to the National Priorities List (NPL) published by the U.S. Environmental Protection Agency (EPA), there are no Superfund sites in Bayfield County.

Redevelopment and "Smart Growth" Areas

Wisconsin Chapter 66 planning legislation requires local communities to explore and plan for redevelopment options such as infill housing, brownfield sites, and obsolete buildings. By way of §16.965, local communities are also responsible for identifying potential "smart growth areas" or areas with existing infrastructure and services in place, where development and redevelopment can be directed. These areas may also be recently developing land contiguous to existing development that will be developed at densities that will have relatively low public service costs.

The plan does not specifically identify any particular areas or parcels in the Town of Bayfield for redevelopment.

Existing and Modified Regulations

Buildout Analysis

A Buildout Analysis is a broad estimate of the maximum development that could occur in a community based on current zoning and environmental constraints. The analysis consists of a series of maps showing current zoning, environmental constraints to development, and land that is available and suitable for development. The acreage of developable land is determined and calculations are made to estimate the number of potential units that could be developed in each zoning district.

This analysis is a useful tool for analyzing impacts of changes to zoning districts or changes to district requirements. This tool also allows the community to visualize the potential impact of environmental and social constraints on the overall development pattern.

Maximum buildout is defined as the maximum number of units, which could be developed under existing conditions. This number is strictly based upon the **existing zoning requirements** and does not account for factors such as:

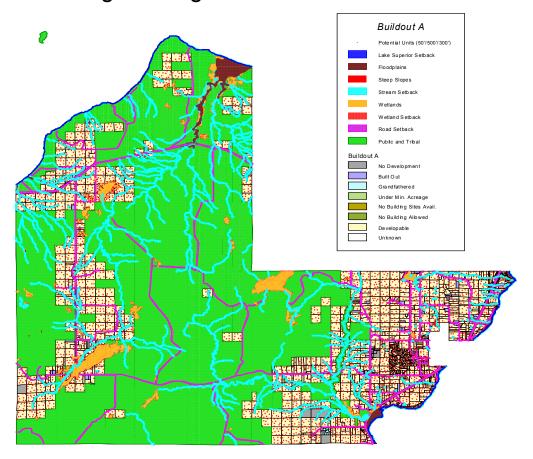
- Provision of future roads (access)
- Provision of future services
- Landowner preferences
- Individual site constraints
- Land Use and other plans

These factors can be used to modify the existing buildout and develop alternative future land use scenarios. Developing a buildout model requires three basic data layers: existing zoning, parcel boundaries, and existing development.





Buildout A Existing Zoning Districts



Zoning District	Minimum Acres	New Units	Developable Acres	Under Minimum Acres	No Development Acres
Agriculture-1 (A-1)	4.50	1,326	6,223	21	122
Commercial-1 (C-1)	0.69	0	0	0	37
Forestry-1 (F-1)	4.50	1,396	6,562	2	2,136
Forestry-2 (F-2)	35.00	0	0	0	33,312
Industrial (I)	0.00	0	0	0	5
Residential-1 (R-1)	0.69	278	195	0	0
Residential-2 (R-2)	4.50	0	0	0	0
Residential-3 (R-3)	2.00	18	38	0	0
Res. Recreation -Business (RRB)	0.69	2,796	1,982	1	13
Total	-	5,814	15,000	24	35,625

The following standards were applied in order to generate potential units:

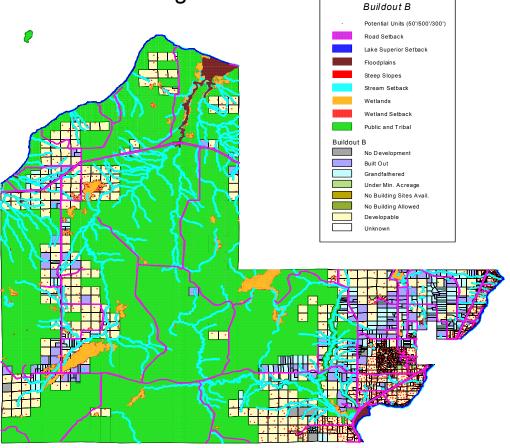
- 50' minimum distance from parcel boundary
- 500' maximum distance from parcel boundary
- 300' minimum distance from other units

Based on these criteria, 3,531 points were successfully placed on the map





Buildout B Modified Zoning Districts



Zoning District	Minimum Acres	New Units	Developable Acres	Under Minimum Acres	No Development Acres
Agriculture-1 (A-1)	20.00	117	3,006	59	122
Commercial-1 (C-1)	0.69	0	0	0	37
Forestry-1 (F-1)	20.00	224	5,633	16	2,136
Forestry-2 (F-2)	35.00	0	0	0	33,312
Industrial (I)	0.00	0	0	0	5
Residential-1 (R-1)	1.50	126	195	0	0
Residential-2 (R-2)	4.50	0	0	0	0
Residential-3 (R-3)	2.00	18	38	0	0
Res. Recreation -Business (RRB)	1.50	1,205	1,887	1	13
Total		1,690	10,759	76	35,625

The following standards were applied in order to generate potential units:

- 50' minimum distance from parcel boundary
- 500' maximum distance from parcel boundary
- 300' minimum distance from other units

Based on these criteria, 1,018 points were successfully placed on the map

Future Needs

Projected Land Use Acreage

		Acres Required							
	2003	2003 2005 2010 2015 2020 2025							
Residential High	1,426	1,746	2,022	2,297	2,571	2,846			
Residential Mid-range	1,426	1,621	1,861	2,040	2,259	2,451			
Residential Low	1,426	1,496	1,700	1,783	1,947	2,057			
Commercial	394	433	471	498	534	565			
Manufacturing/Industrial	0	0	0	0	0	0			
Agriculture	<i>2,7</i> 89	2,672	2,530	2,455	2,309	2,173			

V. Preferred Future Land Use Plan

The Town of Bayfield Preferred Future Land Use categories and map are intended to facilitate a future development pattern that preserves the unique and varied rural character of the community, supports sustainable growth, and protects the integrity of natural and cultural resources.

The preferred land use framework supports development within areas with existing/future municipal services and facilities. The plan also supports rural development, which is consistent with community goals and objectives in areas with suitable environmental characteristics.

It is also the intent of the preferred land use plan to:

- Help to ensure the long-term viability of the agriculture within the community.
- Create the best possible living environment for both the present and future residents of the community.
- Protect environmentally sensitive areas such as wetlands, streams, rivers, lakes and groundwater recharge areas from the impacts of developments that may tend to be incompatible with the natural environment.
- Guide new development in a manner that conserves natural features and environmentally sensitive areas and meets the needs of the community both today and through the year 2025.
- Continue to actively involve the public in the decision-making process.

Future Land Use Categories

Agricultural Use – Lands within the unique Bayfield microclimate providing Apple and Cherry orchards and several varieties of berries as well as grasslands for hay crops and grazing.

Public and Institutional Use – Cemetery – Includes historic sites at several locations in the Town of Bayfield.

Public and Institutional Use – Town Government – The Town Hall and Town Road Maintenance Facilities are included in these areas.

Commercial Use – Within appropriate zoning, opportunities for retail and lodging businesses including light non-polluting industry.

Forestry Use – Woodlands, including both commercially harvested forestlands and set asides for conservancy and buffers (i.e. between residential and AG or F uses)

Marina – Local and transient boating support facilities with, where possible, public access boat ramps.

Public Land - County and National Park Service Lands located within the Town.

Recreation/Residential/Business – Land zoned for these multiple uses. Permits limited business use compatible with some residential and recreational uses.

Residential Use – Within existing zoning, lands most appropriate for residences.

Residential/Agricultural Use – Very limited uses for land zoned AG but not in AG use and useful as a buffer, in AG density, adjacent to active AG lands and dense residential land uses.

Apostle Highlands Golf Course/Residential

Coastal Overlay Area – Lands within the coastal viewscape of Lake Superior in which certain special restrictions may apply.

Highway Beautification Overlay Area – Lands adjacent to certain designated highways and byways in which certain special restrictions may apply.

VI. LAND USE GOALS AND OBJECTIVES

Goal: Make appropriate use of land within the Town in a manner that protects and preserves the environment and the rural character of the community.

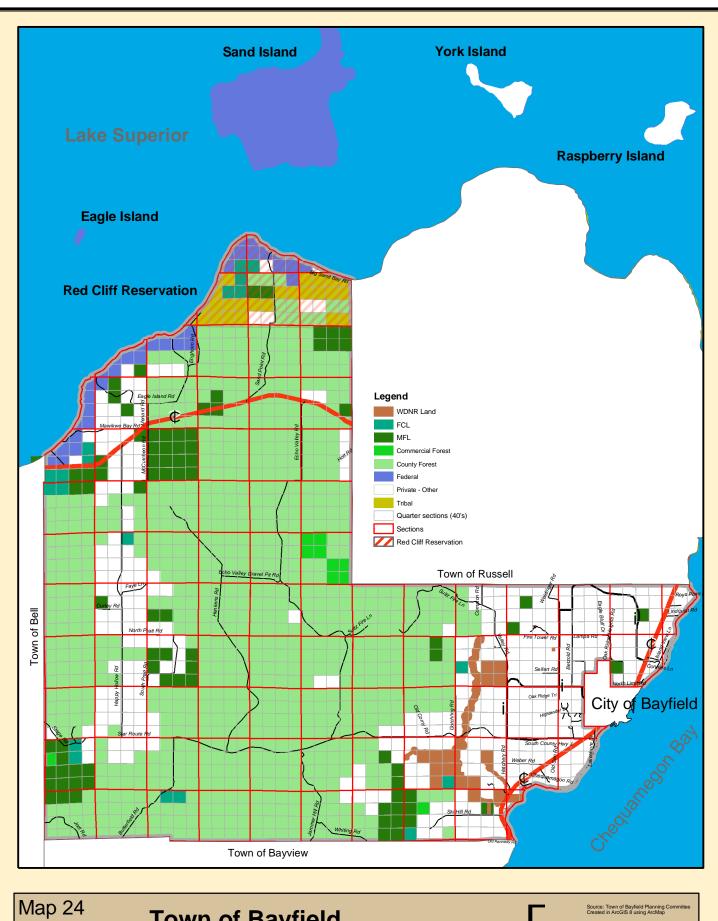
Objective LU-1: Reconfigure current zoning in the Town of Bayfield to reflect the needs of the community as developed by the survey of residents and the four public issues meetings.

- **Task 1:** Examine current zoning regulations to determine areas of non-compliance and identify options for the remedial action necessary to bring them into compliance.
- **Task 2:** Designate areas which will accommodate affordable housing clusters without harming the environment and which will compliment the character of the town.
- **Task 3:** Designate an area to be zoned or overlaid appropriately for a non-polluting business park, which does not degrade the general environment, alter the character of the town, or infringe upon agricultural land.
- **Task 4:** Designate an area suitable for a mobile/manufactured home park.
- **Task 5:** Establish routes for Town trails for non-motorized recreational activities, such as; hiking, equestrian, skiing, snow shoeing, dog sledding, etc.
- **Objective LU-2:** Utilizing Overlay Districts, the Town will continue to aggressively support farmland preservation, preserving productive agricultural land and maintaining agriculture as a major economic activity.
- **Task 1:** Maintain and encourage agricultural uses of land with population limits appropriate to the acreage (must meet stricter criteria to develop this land).
- **Task 2:** Consider characteristics of the land and soil when determining allowable development.
- **Task 3:** Encourage Conservation Subdivision development through an ordinance specifying permitted elements of these subdivisions.
- **Task 4:** Adopt an ordinance governing development adjacent to agricultural lands including appropriate buffer zones between agricultural uses and residential uses. This will include compliance with the Farm Law, as well as adherence to requirements for appropriate notification to potential developers/owners.
- **Task 5:** Develop a directive, applicable to lands within the Sanitary District, which will prevent the so-called "automatic" conversion of current zoning upon the addition of sanitary facilities or similar infrastructure.

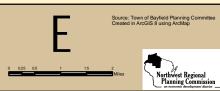
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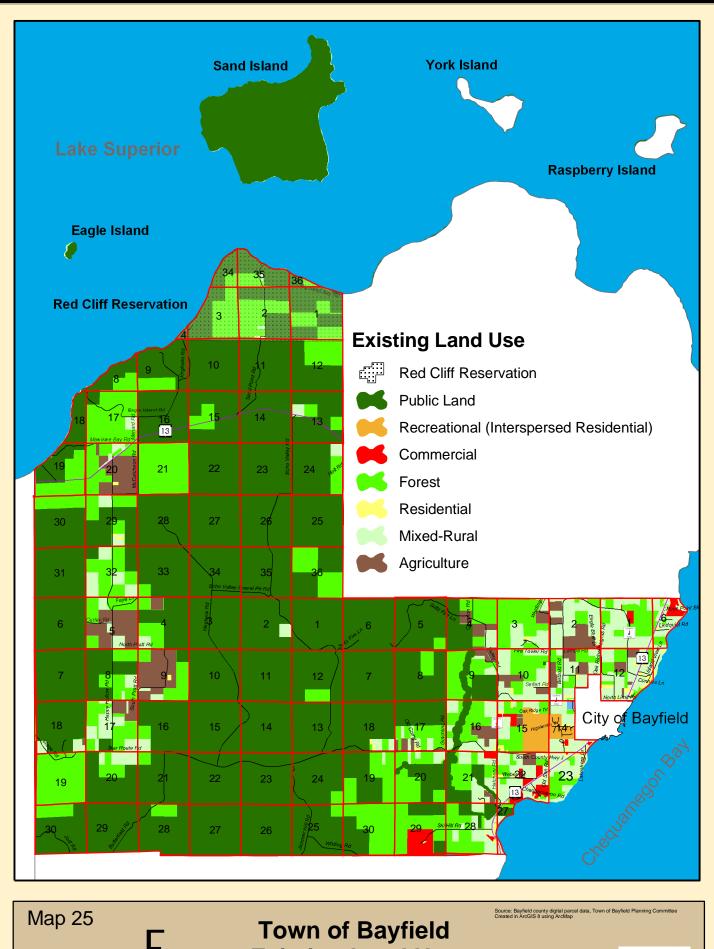
Objective LU-3: Any new development, housing or commercial, will be designed and constructed in a manner, which is compatible with and complimentary to the nature of its immediate surrounds, and also be buffered by the appropriate '**green space**' as defined in the Highway Beautification Overlay, Coastal Resources Overlay and the General Development Overlay Districts for the Town. Define alternatives for these "green space" buffers that are appropriate to the surroundings.

- **Task 1:** The architecture of new commercial and high-density housing developments must compliment the general character of buildings in the town.
- **Task 2:** Develop architectural and building ordinances that will insure consistency in design approval.
- **Task 3:** The Town will preserve the scenic beauty of State Highway 13 and other major thoroughfares in the Town by maintaining a "green corridor" along its route. Definition of the elements of the "green corridor" to defined as above.
- **Task 4:** Develop appropriate ordinances to ensure that driveway entrances have appropriate buffer setbacks; emergency vehicle access, lighting and that enhance the scenic nature of the thoroughfare.
- **Task 5:** Establish where possible and appropriate to the view, a "Scenic Viewpoint" along the side of Highway 13 and other appropriate thoroughfares.
- **Task 6:** Utilizing appropriate expertise, development a definition and action elements for "buffers" between types of land use that would appropriately be separated because of some incompatibility (i.e. AG and R; F and R; etc.).
- **Objective LU-4:** Utilize, through ordinance and other guidelines, "creative" development concepts that preserve open space, provide green buffers, access control, erosion control, appropriate setbacks and parking, appropriate signage, non-invasive lighting and harmonious relationship with our rural surroundings.



Town of Bayfield
Land Ownership and Management

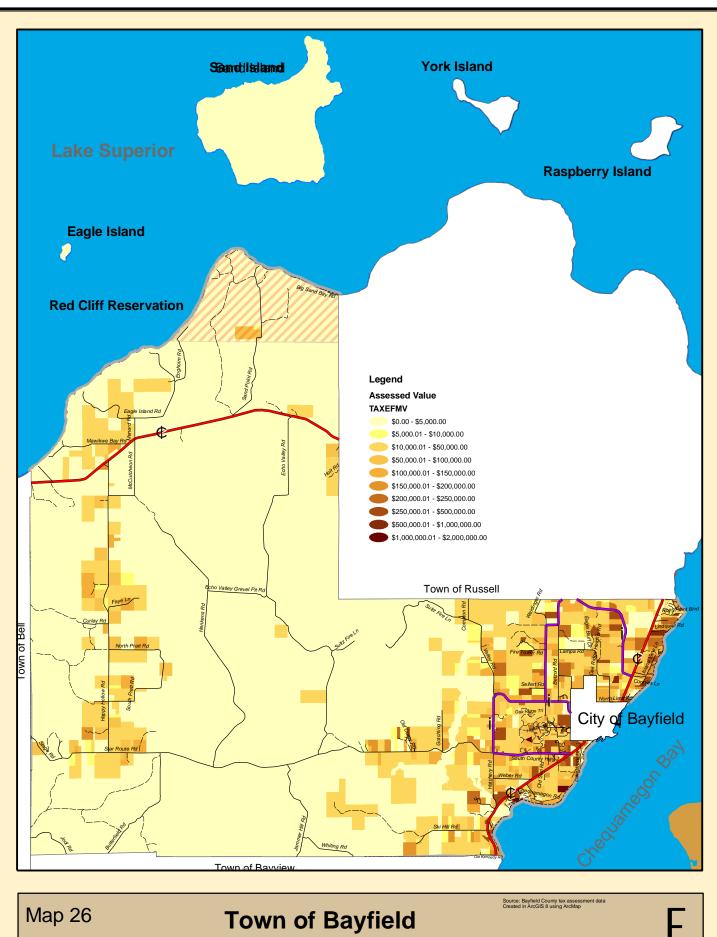




Town of Bayfield Existing Land Use







Map 26

Town of Bayfield
Assessed Value

Source: Bayfield County tax assessment data
Created in Arcisis 8 using ArcMap

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Metalveta Reginal
Accounts Account to the county tax assessment data
Created in Arcisis 8 using ArcMap

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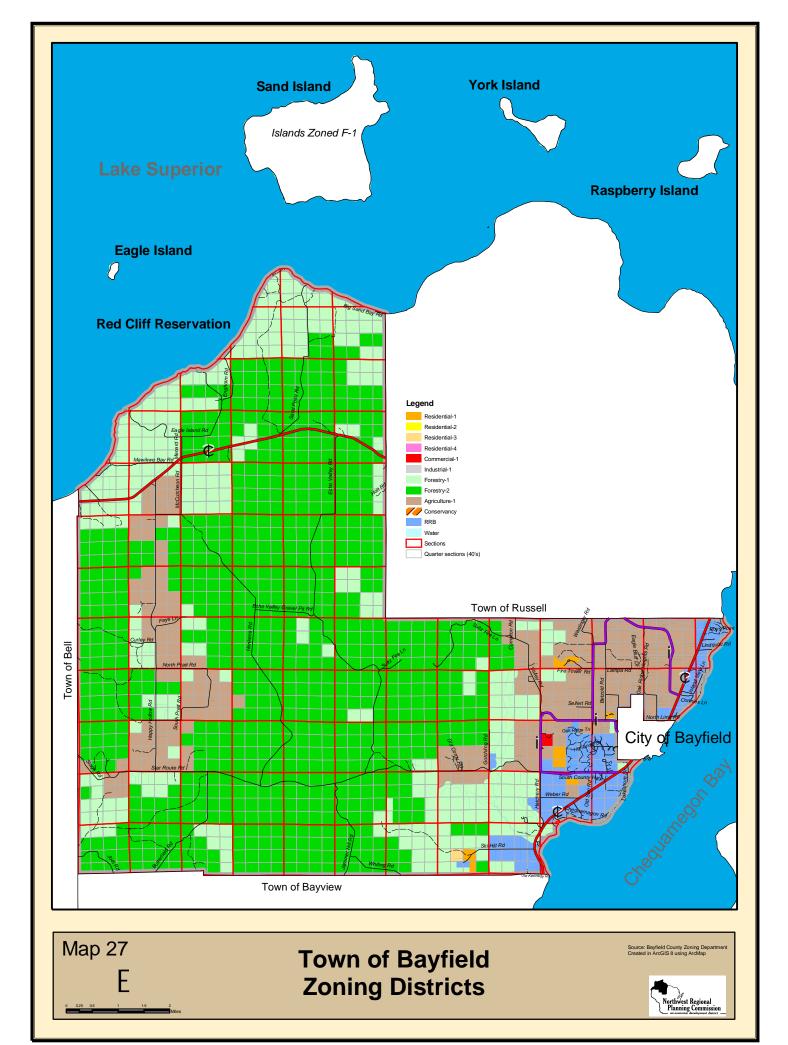
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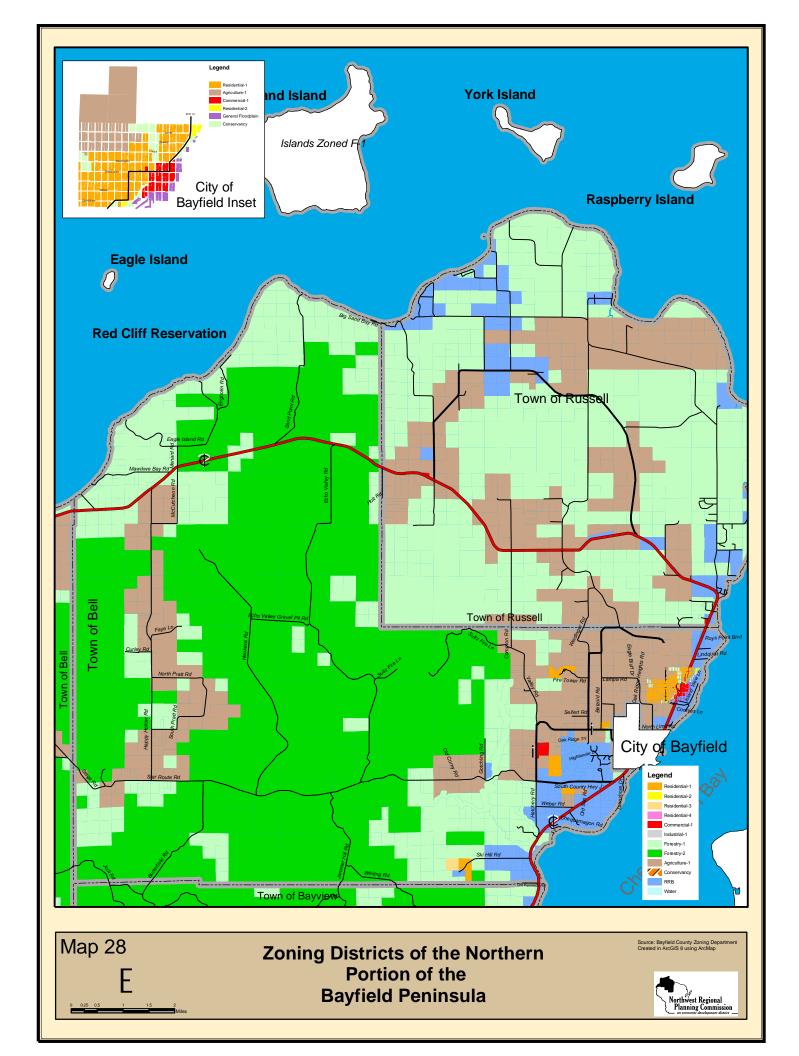
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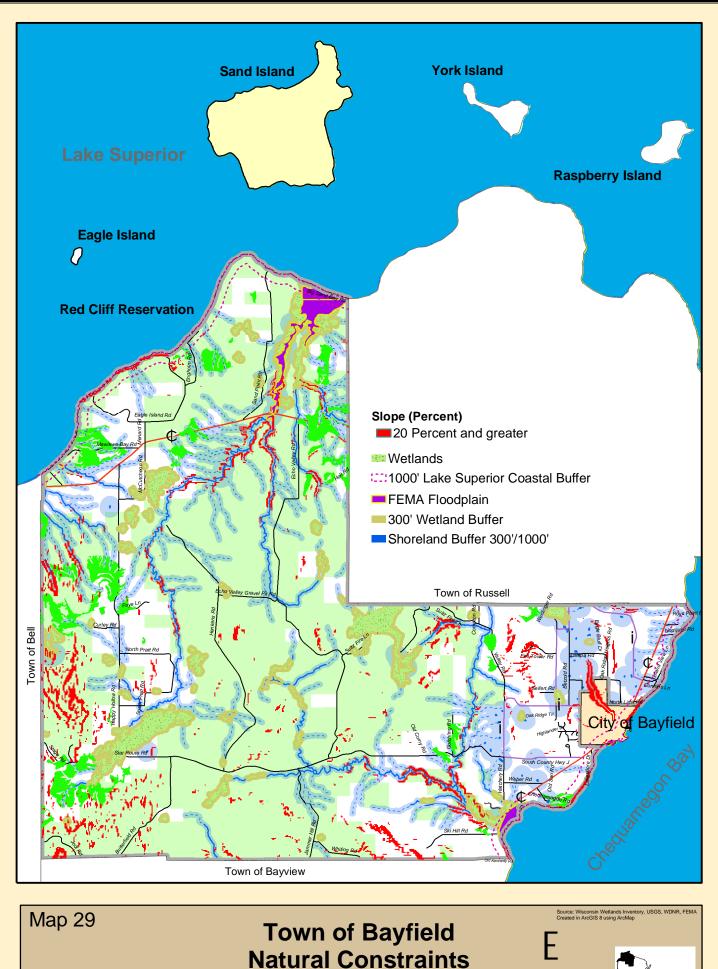
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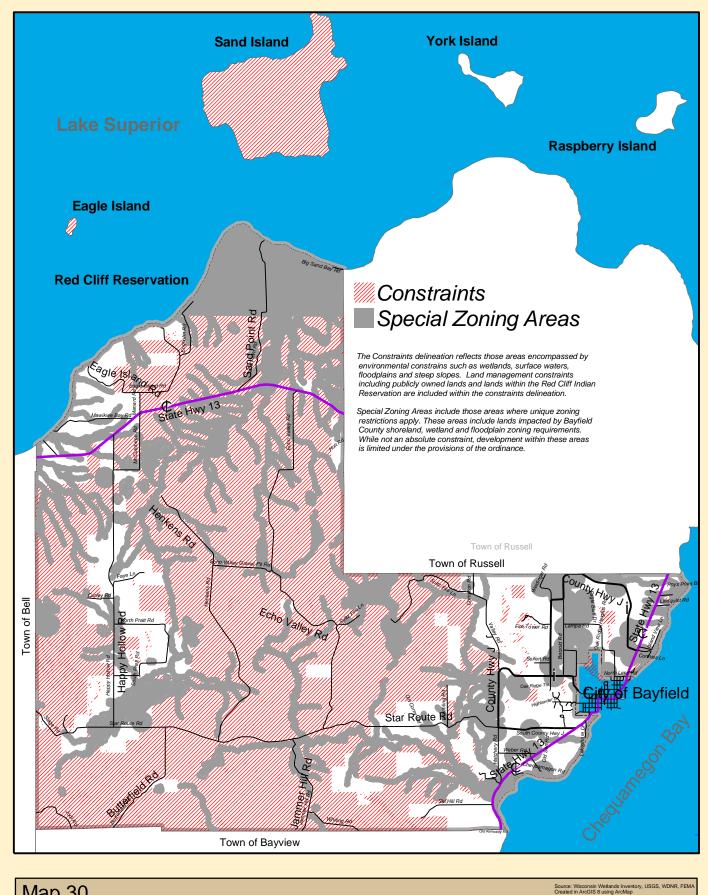
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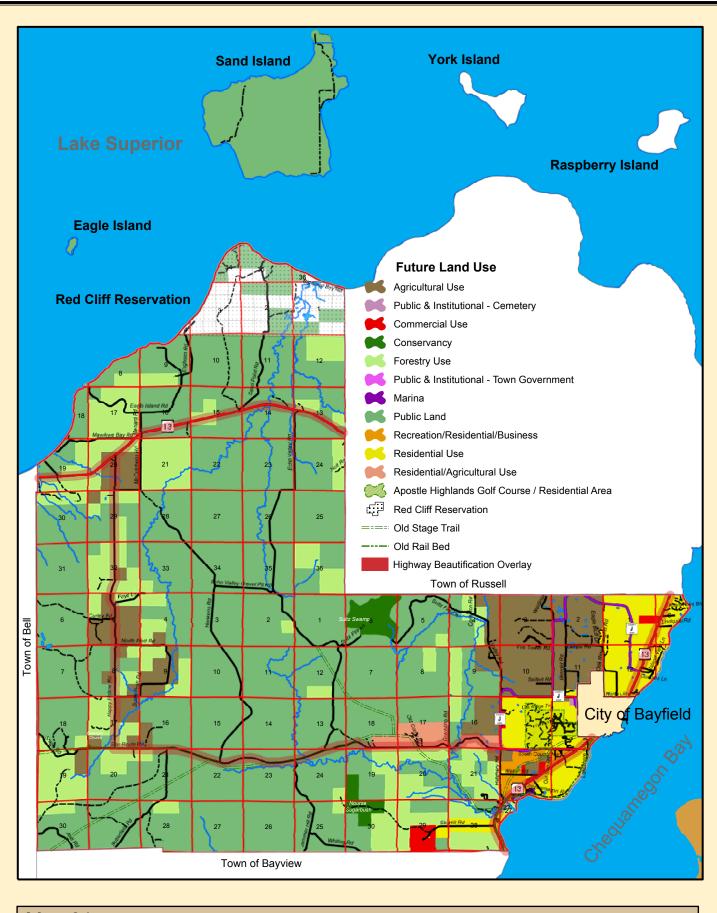
Map 30

Town of Bayfield
Combined Constraints

Source: Wisconsh Wetards Invertory, USGS, WDNR, FEMA
Created in ArcGIS 8 using ArcMap

Northwest Regional
Planning Commission

Northwest Regional
Planning Commission



Map 31

Town of Bayfield Future Land Use





IX. Plan Implement	ation

I. INTRODUCTION

The success of comprehensive planning lies in plan implementation. The overall plan outlines the town's growth and development philosophy and provides a strategy for attaining the desired future conditions.

The goals of the Town of Bayfield Comprehensive Plan will not be achieved without commitment and dedication. In order to implement this plan, it will be necessary for town officials to take specific actions in support of it. Implementation builds upon the goal and objective statements developed relative to each individual plan element, by:

Clearly defining the tasks necessary to achieve the goal Defining the parties responsible for each task Establishing a timeframe for completion of the task Defining the costs associated with completion of each task Providing a mechanism to measure success

II. PLAN ADOPTION PROCESS

The first step in implementing the Town of Bayfield Comprehensive Plan is plan adoption. This process establishes the plan as an official legal instrument to help guide the community in the future land use decision-making process. Formal adoption and distribution procedures are outlined in Chapter 66.1001 of the Wisconsin State Statutes.

The 11 Step Plan Adoption Process

- **1.** Written public participation procedures, fostering public participation in every stage of the preparation of the comprehensive plan, are developed.
- 2. The procedures are "adopted" by the local governing body (elected officials).
- **3.** By majority vote, the **plan commission** (or appointed Town committee assigned to develop the plan) recommends the plan to the governing body for approval.
- **4.** The "recommended" plan is distributed to the recipients listed in s. 66.1001 (4) (b), Stats., and any others identified in the adopted public participation procedures.
- **5.** Elected officials may spend time reviewing, revising, and requesting plan commission revision to the "recommended" plan.
- **6.** The local governing body drafts an ordinance adopting the plan.
- **7.** A class 1 public notice is published 30 days prior to the hearing on the proposed ordinance to adopt the final "recommended" plan.
- **8.** The local governing body provides an opportunity for written comments by the public and responds to such comments.
- **9.** The public hearing is held on the ordinance.
- **10.** By majority vote, the ordinance is approved by the governing body.
- **11.** The "adopted" plan and ordinance are distributed to the recipients listed in s. 66.1001 (4) (b), Stats

The Town of Bayfield has fulfilled its statutory obligations with regards to formal adoption of the plan. Copies of the Public Involvement and Communication Plan, Plan Commission adoption resolution, and the resolution formally adopting the plan are included in Appendix X.

III. Establishment of a Plan Commission

Wisconsin statutes require the formation of a formal plan commission The law requires that this body be made up of at least 5 members (for towns under 2,500), appointed by the town chairperson, who also selects the presiding officer. The law also requires that at least one citizen member who is not a town official be appointed to the commission. The "Plan Commission Handbook" is a useful tool for all commission members. This publication was developed by the Land Use Education Center at the University of Wisconsin-Stevens Point, and available for purchase directly from the university or free download www.uwsp.edu/cnr/landcenter/pubs.html. Recommend a citizen membership predominance with no more than two members being Town officials.

Role of the Plan Commission

In general, the role of the Town of Bayfield Plan Commission will be to advise the Town Board on comprehensive planning and land use issues within the town and may make decisions as delegated.

The Commission will establish public involvement and guidance/advisory committees in all major areas of the Commission's responsibilities in order to maximize public input in all areas and to provide appropriate bases for sound recommendations to the Town Board.

General Powers and Duties

Promote Comprehensive Planning

Recommend Comprehensive Plan to Town Board

Review all proposals referred to the commission, make recommendation to Town Board

Hold hearings and make administrative determinations/recommendations. If provided by town ordinance

Plan commissions are involved in three types of governmental decision-making: **Legislative decisions** - recommending actions to the governing body regarding adopting or amending plans, ordinances or other implementation tools

Quasi-judicial decisions - applying local ordinances to make decisions regarding zoning conditional use permits, plat approvals and administrative appeals and variances for specified ordinances

Administrative decisions – issuing permits or making personnel or other management decisions

Reprinted from <u>Plan Commission Handbook</u>, May 2002, College of Natural Resources and Cooperative Extension University of Wisconsin – Stevens Point

Wisconsin statutes require that plan commissions follow certain legal requirements. To avoid legal concerns and in order to operate in a fair and open process, a plan commission must meet the requirements of Wisconsin's:

Open Records Law
Open Meetings Law
Voting Requirements
Conflict of Interest Laws
Public notification requirements

The resolution establishing the Town of Bayfield plan commission is found in Appendix X.

IV. IMPLEMENTATION ACTIONS

The table under Section IV provides a detailed list of the plans goals, objectives, proposed actions, and policies.

GOAL

A broad statement of philosophy that describes the community's desires.

OBJECTIVE

A measurable directive

TASK (Implementation measure)

A very specific action directed towards an objective

POLICIES

Provide the guidelines for interpretation of the plan. Policy statements are intended to provide a course of action that is directed toward the achievement of identified goals. Policy statements are intended to be instructive and directional in nature.

Transportation Goal: Ensure that transportation is adequate to the ne	eeds of the residents and visitors to the Town of Bayfield				
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective T-1: Complete an objective study of how current modes of public transportation, which access the area, might be improved and of the feasibility of expanding access by the addition of new ones.	Task 1: Designate the town roads, which are most likely to bear increased traffic as a result of projected development and recommend they be given high priorities for improvement and maintenance by the Town Board so they are ready when development projects are undertaken.	Action			
Objective T-2: Cooperate with neighboring jurisdictions to improve transportation in the Town of Bayfield and the Region.	Task 1: Cooperate with City of Bayfield, Town of Russell, Red Cliff and Bayview Township to effectively plan for the future use and potential changes to Hwy 13 and to plan for Scenic By-Way designation of roads.	Policy			
	Task 2: Promote "Scenic By-way" designation of appropriate town roads with county and state officials.	Action			
Objective T-3: Improve traffic safety.	Task 1: – Maintain a safe and efficient road system through the town.	Policy			
	Task 2: Identify and prioritize high-risk traffic areas and develop plans and time frames to mitigate the hazards.	Action			
	Task 3: Identify and improve the carrying capacity and safety of routes that may be impacted by additional residential and commercial developments. Develop a long-range road maintenance and improvement plan.	Action			

$ilde{igsel}$ Vision and Comprehensive Plan for the Town of Bayfield $oldsymbol{\mathscr{K}}$

Transportation Goal: Ensure that transportation is adequate to the needs of the residents and visitors to the Town of Bayfield Cost Completion Objective Implementation Measures Type Responsibility Timeframe Estimate Objective T-4 - Develop and maintain a system **Task 1:** Develop an ordinance that establishes Regulatory of signage and orientation markers that are guidelines for all signs as it relates to size, informative, consistent in appearance, and are location, style, lighting, and maintenance. compatible with the rural character of the town. **Objective T-5** – Accommodate and encourage **Task 1:** Work with county, neighboring towns, Action non-motorized transportation. City of Bayfield, and private landowners to develop non-motorized trails (hiking, biking, skiing, dog sledding, horseback riding). Objective T-6 - Develop a plan for motorized Task 1: Work with County, neighboring Towns, Action vehicle use within the Town. City of Bayfield, and private landowners to develop snowmobile and ATV trails within the town. Provide clear signage for trails. Acquire permanent easements for an approved trail into the City of Bayfield. **Objective T-7 –** Explore options for public **Task 1:** Survey Town residents to determine what Action transportation within the Town. types of public transportation are needed. Contact and work with Bayfield Area Rural Transport (BART) to determine feasibility of additional services being provided to the Town residents. Encourage the creation of small transportation service for the elderly and disabled. Action **Task 2:** Assess the need for an air-strip which would provide a "fly in" capability for tourists, residents, and businesses in our area and which might also provide a base for tourism over-flights of the Apostle Islands archipelago and adjacent areas. Contact the Federal Aviation Administration, Ashland Airport Authority and other knowledgeable people on the requirements and economic feasibility of an airstrip. Explore locations for an airstrip.

Task 3: Assess the economic value to the greater community of a plan to expand waterborne service between Ashland, Washburn, Bayfield, and Red Cliff to determine whether or not it should be promoted within our region. Contact the municipalities involved and discuss the desirability of waterborne transportation. Contact knowledgeable persons on the feasibility of such a system.	Action		

Utilities and Community Facilities Goal: Ensure that adequate utilities and comm	unity facilities are timely available and commen	surate with	the expected g	rowth of the	Town.
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective UCF-1: Identify current and future needs for utility upgrades.	Task 1: Develop a plan to ensure utility upgrades enhance the rural characteristics of the town and lakeshore views.	Action			
	Task 2: Develop a plan to ensure utilities are compatible with neighboring communities zoning regulations.	Action			
	Task 3: Identify current and future needs for utility upgrades.	Action			
Objective UCF-2: Work cooperatively with utility providers and adjacent units of government when planning for utilities and community facilities.	Task 1: Work cooperatively with utility providers to ensure that a wide range of high-quality communication and energy services remain available.	Action			
	Task 2: Take a pro-active role in joint planning efforts with the towns of Russell, Bayview, the City of Bayfield and the Red Cliff community in coordinating municipal sewer, water, storm water and other infrastructure development.	Action			

Utilities and Community Facilities Goal: Ensure that adequate utilities and community facilities are timely available and commensurate with the expected growth of the Town.						
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate	
	Task 3: Work cooperatively with the Pikes Bay Sanitation Commission in order to facilitate necessary sanitary services in balance with preservation and economic development needs of the Town.	Action				

Housing Goal: Meet the current and future needs for ho	Housing Goal: Meet the current and future needs for housing while preserving both the environment and the rural character of the Town.							
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective H-1: Increase the number of housing units for low and moderate-income families.	Task 1: Encourage cluster developments with shared wells and septic systems. Provide for more liberal utilization of B&B's, rental rooms and other scattered site residential opportunities for seasonal employees.	Action						
	Task 2: Encourage developers, through tax incentives and other means, to build moderate-income housing.	Policy						
	Task 3 : Seek sponsors (federal, state, county, and private) for low to moderate-income housing.	Action						
	Task 4: Establish a one-time fee program to be charged to future development that will generate funding for low to moderate income housing units.	Action- Program						
Objective H-2: Seek means to provide for housing for seasonal employees.	Task 1 : Establish a policy on rental rooms in residential areas to provide for seasonal housing.	Action- Policy						
	Task 2 : Establish a policy on rental rooms for existing structures located in land zoned Agriculture.	Action- Policy						

Housing Goal: Meet the current and future needs for housing while preserving both the environment and the rural character of the Town.						
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate	
Objective H-3: Designate an additional area suitable for manufactured homes, duplexes, multiple family dwellings and others which will not only help satisfy the need for affordable housing and housing of seasonal employees but will also provide transitional housing for families moving into the community.	Task 1: Identify and rezone an area that conforms to the requirements of the housing goal and designate it for development of a mobile home park. Task 2: Set standards for the manufactured home park development to ensure compatibility with the rural character and natural resources of the Town.	Action Action				
Objective H-4: Seek energy efficiencies in all new construction.	Task 1: Encourage developers to consider the most efficient use of renewable energy in new and existing housing	Policy				
	Task 2: Develop a list of available resources on sustainable energy	Action				
	Task 3: Encourage L.E.E.D. certifications (referred to as "Green House" guidelines)	Policy				
Objective H-5: Promote awareness of community planning and regulatory requirements.	Task 1: Establish a policy that requires developers and real estate businesses to inform potential buyers about current or future plans for zoning changes, easements, or conditional use permits.	Action- Policy				

Natural Resources Goal: Preserve and protect the unique characteristics and natural resources of the Town, including: forests, wetlands, streams, lakeshores, open spaces and historic sites.								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective NR-1: Encourage more sensitive forestry practices, especially near scenic corridors and within ¼ mile of wetlands, streams and lakeshores (e.g., reforestation program).	Task 1 : Prepare a map showing the areas identified as scenic sites, prime forest areas and historic sites and take necessary steps to protect old growth tree stands, scenic sites and historic sites.	Action						

Natural Resources Goal: Preserve and protect the unique character spaces and historic sites.	istics and natural resources of the Town, including	: forests	s, wetlands, stre	eams, lakesh	ores, open
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
	Task 2: Identify and clearly designate wetlands, desirable (scenic) open spaces, prime forest areas and historic sites	Action			
	Task 3 : Maintain the quality of our groundwater by identifying areas of potential contamination, probable recharge sources and wetlands	Action			
	Task 4: Establish vegetation controls and recommendations that provide management of rainwater runoff and prevent erosion.	Action			
	Task 5: Identify areas appropriate for protected open space, scenic view corridors and roadside parking areas accessible to scenic views. Coordinate with public officials having jurisdiction over these sites to facilitate appropriate uses.	Action		•	
	Task 6: Identify Natural Resource and wildlife or vegetation which should be priorities for preservation.	Action			

Agricultural Resources Goal: Preserve and expand productive and potentially productive agricultural land (with special emphasis given to microclimate fruit industry) and maintain agriculture as a major economic activity and way of life.							
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate		
Objective AR-1: Focus the farmland preservation by clearly identifying areas in need of preservation because of their viability as farm lands.	Task 1: Continue the funding for the Purchase of Development Rights Program. Explore additional means of raising the necessary capital to finance the program, such as, State and County programs. Establish a development fee program and contact corporate and private sources for donations.	Action					

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Agricultural Resources Goal: Preserve and expand productive and potentially productive agricultural land (with special emphasis given to microclimate fruit industry) and maintain agriculture as a major economic activity and way of life. Completion Cost Objective Implementation Measures Type Responsibility Timeframe Estimate Task 2: Distinguish between prime farmland Action identified for grain crops and grasses, as compares to Orchard and Berry farmlands. **Task 3**: Encourage the application of the Farm Law (823.08 WI Stat.) and ensure appropriate buffer zones between agricultural use and residential use of land. Objective AR-2: Protect farmland from **Task 1:** Continue the Purchase of Development Action subdivision and development. Rights Program. Explore additional means of raising the necessary capital to finance the program, such as State and County programs. Establish a development fee program and contact corporate and private sources for donations. **Task 2:** Explore and implement other means of Action protecting farmland, such as open space zoning, performance zoning, conservation design subdivisions and planned unit developments. Objective AR-3: Enhance the economic viability **Task 1:** Encourage some form of Grower's Action of farms. Association to provide for improved networking, increased collective purchasing power, cost effective advertising, name recognition for Bayfield farm products, improved access to labor sources, etc. **Task 2:** Seek professional assistance in expanding Action existing markets and establishing new markets for farm products. **Task 3:** Improve communications with the Bayfield Action Chamber of Commerce with a view toward making visitors and potential visitors aware of the existence of the farms and the products that are available. Increase the involvement of growers in Apple Festival.



Agricultural Resources Goal: Preserve and expand productive and potentially productive agricultural land (with special emphasis given to microclimate fruit industry) and maintain agriculture as a major economic activity and way of life. Completion Cost Objective Implementation Measures Type Responsibility Timeframe Estimate Task 4: Seek means to help the City strengthen the Action Farmers Market by seeking a permanent location. **Task 5:** Establish and implement a local sign Action program, which directs potential customers to farms. **Task 6:** Help farmers stay viable by encouraging and Action supporting diverse agriculture endeavors. **Objective AR-4:** Begin to grow the next **Task 1:** Help finance the next generation of farmers Action generation of farmers through low interest, short-term loans, real estate incentives and/ or tax breaks. **Task 2:** Establish a strong working relationship with Action the Red Cliff Tribe, Northland College, Wisconsin Indianhead Institute, and the Bayfield High School with a view toward internships, work-study career exploration and community service. Task 3: Support the Bayfield school efforts to Policy/ develop the Aquaculture, Horticulture and Forestry Action curriculum. This may be accomplished through coordination with the Bayfield County Economic Development Corporation.

Cultural and Historic Resources Goal: Preserve and protect the cultural resources, inc	luding those of historical and archaeological importance.				
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective HCR-1: Collect and compose a comprehensive picture of the history of the Township, its cultural and historic resources and its commitment to work to retain their intrinsic value	Task 1: Conduct and record oral interviews, beginning with living elders. Conduct group sessions of older people to reminisce about town history.	Action			
	Task 2: Compose decade maps (one for every ten years) for the entire township with special emphasis on the following: Sanitarium, Salmo Fish Hatchery, Belanger Settlement, Red Dam on Pike's Creek, logging camps and lumber operations, Sand Island schools, agriculture (berry farms, orchards, turkey farms, mink farms, fox farms, Grower's association), marina developments, sailing and boating, Ski Hill, National Park Service, commercial fishing, quarries, railroad, Highland and other social clubs, brothels, bootleggers, gypsies, and natural disasters.	Action			
	Task 3: Create an historic map of the Township Task 4: Write the story of the township and make it available in writing and on the town's web site.	Action Action			
Objective HCR-2: Develop and maintain archives	Task 1: Collect, store and establish a "check out" procedure for all artifacts, including photos, videos, and audiotapes.	Action			
	Task 2: Scan photos and put CD's and videos on DVD. Professionally capture old audiotapes.	Action			
	Task 3: Acquire fire proof receptacles for records	Action			
	Task 4: Develop a procedure for recognizing all donors of historical items.	Action			

Goal 1: Preserve, protect and enhance the Town's I	akeshores as an important resource.	1	1	1	1
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective CR-1: Establish and maintain appropriate construction and site preparation standards. Development along lakeshores should be set back from the shoreline and any removal of natural vegetation should be limited.	Task 1: Structures and building sites should be in harmony with the rural character of the Town and generally in harmony with neighboring developments. Action 1: Set standards that ensure that the peak of any structure does not exceed 35ft from the average of the greatest and least distance to grade measured at the foundation of the structure. Action 2: Advise Bayfield County Zoning and request they modify existing height standards along the Lake Superior shoreline to provide for construction on a sloping site. Task 2: The Town will adopt the Bayfield County Mitigation Point System Task 3: In utilizing the Mitigation Point System, a	Action Action Regulatory			
	like quantity of new vegetation should consist of native species appropriate to the ecosystem.	Regulatory			
Objective CR-2: The Lake Superior shoreline should have a protective buffer zone that is free of commercial development.	Task 1: Apply density, setback, lot frontage and other appropriate limitations on commercial development as part of a Coastal Overlay District.	Regulatory			
	Task 2: Ensure Zoning on the Lake Superior shoreline is not denser than 30,000 Sq. Ft per primary structure.	Regulatory			
Objective CR-3: Commercial development should be limited to localized areas and should use the Mitigation Point System to provide a buffer zone utilizing native species for the areas of commercial development					
Objective CR-4: The lakeshore should be a natural resource "enjoyment and living area" for people with public access where permitted.	Task 1 : The Town should actively seek to purchase from willing sellers or through donation, available property for public access.	Action			

Coastal Resources Goal 1: Preserve, protect and enhance the Town's lakeshores as an important resource.								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective CR-5: Development along the Lake Superior shoreline, whether private or commercial, should adhere to Bayfield County Shoreline Lighting Standards, which ensure that lights do not shine onto neighboring properties, that lighting for security or to illuminate walkways is shielded, and that navigable waters are not adversely impacted by shore lighting.	Task 1 : Include lighting recommendations in the overlay district for all coastal developments.	Action						
	Task 2 : Specifically prohibit flashing or rotating lights of any kind in lakeshore areas (except as permitted for navigational aids)	Regulatory						
Objective CR-6: Only signs appropriate to navigation on the waters of Lake Superior should be permitted along the shoreline. Lighted or unlighted signs advertising commercial enterprises or locations along the shore should be specifically prohibited.	Task 1: Include signage standardization and limitations in a coastal overlay district ordinance	Regulatory						
Objective CR-7: Encourage plans for sanitary improvements along the shores of Lake Superior.	Task 1: Coordinate with and cooperate with the Sanitary District Commission in order to ensure development desired by the Town residents is properly served by various elements of utility superstructure.	Action						
Objective CR-8: Work with State and Federal organizations to establish a monitoring program to regularly (at least every five years) measure the water quality of Lake Superior at appropriately designated locations.	Task 1: Endeavor to ascertain the impact of various existing and future developments and take appropriate measures, when needed, to prevent adverse impact to the water quality.	Policy						

Coastal Resources Goal 2: Promote natural types of recreational development such as trails, parks, boat landings and scenic overlooks.							
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate		
Objective CR-1 ⁽²⁾ : Identify sites suitable for recreational use.	Task 1: Plan and develop trails, parks, boat landings, scenic overlooks and historical sites in an orderly fashion.	Action					

Coastal Resources Goal 2: Promote natural types of recreational development such as trails, parks, boat landings and scenic overlooks.								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective CR-2(2): Promote public access to the Lake Superior coast.	Task 1 : Coordinate with commercial marinas to provide public access at a minimal cost.	Action						
Objective CR-3⁽²⁾: Provide appropriate signage for designated recreational areas.		Action						
Objective CR-4 ⁽²⁾ : Control the spread of Aquatic Invasive Species.	Task 1: Work toward decreasing the spread of invasive plants by working with private landowners and state agencies to identify and decrease the impacts of non-native plants.	Action						
	Task 2: Coordinate with DNR to identify and, where necessary, eradicate invasive vegetation.	Action						
Objective CR-5 ⁽²⁾ : Preserve the natural appearance of the Lake Superior shoreline								
Objective CR-6 ⁽²⁾ : Encourage development of walking and biking trails along the shore of Lake Superior. Ensure that trails along the Lake Superior shoreline are limited to uses that will not destroy the fragile vegetation or accelerate erosion.	Task 1: Coordinate with the city of Bayfield and with adjoining Towns to provide a continuous nonmotorized vehicle/walking trail on the Lake Superior Coast (utilizing the rail bed where possible).							

Coastal Resources Goal 3: Protect our water resources, wetland and Lake Superior								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective CR-1 ⁽³⁾ : Support efforts to manage waterways, water resources and wetlands along the shore of Lake Superior.	Task1: Limit clearing and construction on designated erosion prone coastal areas.	Policy						
	Task 2: Seek to manage and, where possible, retain on site storm runoff and floodwaters.	Policy						
	Task 3: Maintain vegetation in coastal ravines and river/stream deltas.	Policy						

Coastal Resources Goal 3: Protect our water resources, wetland and Lake Superior								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
	Task 4: Where possible provide conifer and other native species with appropriate filtration root systems for water runoff management.	Policy						
Objective CR-2 ⁽³⁾ : Residents of the Town should be encouraged and supported in their efforts to preserve and protect coastal areas of the Town of Bayfield prone to erosion, particularly	Task 1 : Coordinate with Bayfield County to provide signage clearly marking designated recreational areas.	Policy						
along the Lake Superior coastline on the North side of the Town.	Task 2: Regulate commercial developments on the Lake Superior shore so that they have minimal impact on vegetation, coastal appearance and potential erosion along the shoreline.	Regulatory						

Coastal Resources Goal 4: Encourage individuals or business entities engaged in future shoreline development to either set aside public (and public access) space on the Lake Superior shore or that such developers contribute a like value to a Town of Bayfield trust for public lands preservation.								
Objective	Implementation Measures	Type	Responsibility	Completion Timeframe	Cost Estimate			
Objective CR-1 ⁽⁴⁾ : Encourage nature conservancy along the Lake Superior shoreline which would result in preservation of the beauty of the shoreline and provide erosion prevention.								

Intergovernmental Cooperation Goal: Strive to cooperate with our neighbors in achieving mutual goals and objectives.								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
Objective IG-1: Establish regular communications and build a spirit of cooperation for solving development and infrastructure problems with the governments of neighboring communities as well as with Bayfield County.	Task 1: Establish liaison between the Town of Bayfield Planning Commission and the governments of neighboring communities to discuss development and housing matters of mutual concern, as well as the opportunities for sharing services.	Action						
	Task 2: Establish liaison between the Town of Bayfield Planning Commission and: The City of Bayfield Red Cliff Band of Ojibwa Town of Russell Town of Bayview	Action						
	Task 3: Establish liaison with the authorities of the Bayfield Public School District, area technical colleges and other institutions of higher education to focus on the educational needs necessary to support the Town's economic and community development initiatives.	Action						
	Task 4: Establish a working relationship with Economic Development entities, both public and private, to promote economic development in our township and region.	Action						
	Task 5: Establish working relationships with: Bayfield County Economic Development Corporation Wisconsin Department of Commerce Wisconsin Department of Agriculture Impact Seven Other appropriate agencies	Action						

Economic Development

Goal: Create well paying year-around employment opportunities for the resident families of the Town of Bayfield by encouraging growth of existing businesses and by attracting new businesses which are compatible with our environment and values and fit the Town's Vision for its future.

Objective	Tasks	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective ED-1: Establishment a short-term, low-interest <i>Micro-loan Revolving Fund</i> to be sponsored by local businesses, financial institutions, or state agencies, the purpose of which will be to make expansion loans available to cottage industries and fruit growers.	Task 1: Contact BCEDC for assistance in contacting the Department of Agriculture and other state agencies which might offer grants for such purposes.	Action			
	Task 2 : Establish a town loan committee to oversee disbursement of funds. The nature of its responsibility will depend upon the source of the funds. If it is an agency such as Impact Seven, it will have a recommending role. If funds are derived from local sources, it will have the final decision.	Action			
Objective ED-2: Encourage the growth of water sports and recreation by supporting the expansion and modernization of our existing marinas.	Task 1 : Persuade and assist town marinas in providing boat launching ramps and trailer parking for fee to the public.	Action			
	Task 2: Promote water sports consistent with the unique character and natural resources of the Town.	Action			
Objective ED-3: Work with surrounding communities to establish a business park complete	Task 1: Identify available suitable property.	Action			
with the necessary infrastructure and ready access to the state highway, to attract environmentally clean new year round businesses to provide	Task 2: Determine fair value and negotiate option to purchase with owners.	Action			
employment and broaden the tax base.	Task 3: Determine suitability of property for the intended use by contracting with a soils engineering company to complete study.	Action			
	Task 4: Investigate financing options and recommend best course to town board.	Action			
	Task 5: Acquire property and hire a developer and simultaneously begin marketing the facility.	Action			

Economic Development

Goal: Create well paying year-around employment opportunities for the resident families of the Town of Bayfield by encouraging growth of existing businesses and by attracting new businesses which are compatible with our environment and values and fit the Town's Vision for its future.

Objective	Tasks	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective ED-4: Expand economic benefits of tourism for existing businesses (restaurants, gift shops, art galleries, golf courses, ski facilities, Big Top Chautauqua, Apostle Islands National Lakeshore, silent sports) by promoting growth and development of lodging and supporting businesses and by extending tourist season into winter and the shoulder seasons.	Task 1: Cooperate with the Bayfield Chamber of Commerce in marketing the winter season by promoting the silent sports such as X-country skiing, snowshoeing, dog sledding, and ice fishing.	Action			
	Task 2: Encourage the development of facilities that can accommodate group and business meetings and bus tours and cooperate with the Bayfield Chamber of Commerce in promoting these activities for the shoulder seasons.	Program			
	Task 3: Promote expanded utilization of existing lodging capabilities, which can accommodate larger group and business meetings and bus tours through cooperation with the Bayfield Chamber of Commerce. This should include promoting coordinated utilization of existing lodging products, coordination of available facilities (including dining facilities) and promotion of all types of tourism visits, especially during the shoulder seasons and, where feasible, during the Winter.	Program			
Objective ED-5: Explore the feasibility and encourage the construction of a certified kitchen that would be available to town fruit growers for adding value to their products by producing jams,	Task 1: Survey growers to determine their interest and develop estimates of volume of usage and the basic requirements for the facility.	Action			
jellies, pies, cider, and other products. The facility might also include equipment for freezing, dehydration, pasteurizing, and even cold storage	Task 2: Complete an initial feasibility study to estimate the cost of the project.	Action			
and would be available for a modest cost to users on a reservation basis.	Task 3: Resurvey growers with estimates of user fees to determine their on going interest.	Action			
	Task 4: Provided there is interest, develop a business plan for the project that provides options as to ownership, nature of operation (profit/non-profit) role in marketing and distribution if any, and the general sophistication of project.	Action			

Economic Development Goal: Create well paying year-around employment opportunities for the resident families of the Town of Bayfield by encouraging growth of existing businesses and by attracting new businesses which are compatible with our environment and values and fit the Town's Vision for its future.								
Objective	Tasks	Туре	Responsibility	Completion Timeframe	Cost Estimate			
	Task 5: If outlook is positive, find investors and an operator.	Action						
Objective ED-6: Coordinate the development of a common identification of all Bayfield produced products to be incorporated in all growers' private labels. There is magic in the name Bayfield in that it connotes quality and commands higher prices.	Task 1: Consult with ad and marketing expert to develop Bayfield identification.	Action						
Objective ED-7: Encourage utilization of local contractors and businesses as a means to retain profitable business entities in the Town and as a way to promote sustainable economic development.								

Land Use Goal: Make appropriate use of land within the Town in a manner that protects and preserves the environment and the rural character of the community. Completion Cost Objective **Implementation Measures** Type Responsibility Timeframe Estimate **Objective LU-1:** Reconfigure current zoning in Task 1: Examine current zoning regulations to Action the Town of Bayfield to reflect the needs of the determine areas of incompatibility and identify community as developed by the survey of options for the remedial action necessary to bring residents and the four public issues meetings. them into compliance. Task 2: Designate areas which will accommodate Action affordable housing clusters without harming the environment and which will compliment the character of the town. Action **Task 3:** Designate an area to be zoned or overlaid appropriately for a non-polluting business park. which does not degrade the general environment. alter the character of the town, or infringe upon agricultural land. Task 4: Designate an area suitable for a Action mobile/manufactured home park. Task 5: Establish routes for Town trails for non-Action motorized recreational activities, such as: hiking, equestrian, skiing, snow shoeing, dog sledding, etc. Objective LU-2: Utilizing Overlay Districts, the **Task 1:** Maintain and encourage agricultural uses Policy Town will continue to aggressively support of land with population limits appropriate to the acreage (must meet stricter criteria to develop this farmland preservation, preserving productive agricultural land and maintaining agriculture as a land). major economic activity. Task 2: Consider characteristics of the land and Action soil when determining allowable development.



Land Use Goal: Make appropriate use of land within the Town in a manner that protects and preserves the environment and the rural character of the community.								
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate			
	Task 3: Encourage Conservation Subdivision development through an ordinance specifying permitted elements of these subdivisions.	Policy						
	Task 4: Adopt an ordinance governing development adjacent to agricultural lands including appropriate buffer zones between agricultural uses and residential uses. This will include compliance with the Farm Law, as well as adherence to requirements for appropriate notification to potential developers/owners.	Regulatory						
	Task 5: Develop a directive, applicable to lands within the Sanitary District, which will prevent the so-called "automatic" conversion of current zoning upon the addition of sanitary facilities or similar infrastructure.							

Land Use

Goal: Make appropriate use of land within the Town in a manner that protects and preserves the environment and the rural character of the community.

community.					
Objective	Implementation Measures	Туре	Responsibility	Completion Timeframe	Cost Estimate
Objective LU-3: Any new development, housing or commercial, will be designed and constructed in a manner, which is compatible with and complimentary to the nature of its immediate surrounds, and also be buffered by the	Task 1: The architecture of new commercial and high-density housing developments must compliment the general character of buildings in the town.	Policy			
appropriate 'green space' as defined in the Highway Beautification Overlay, Coastal Resources Overlay and the General Development Overlay Districts for the Town. Define alternatives for these "green space" buffers that are appropriate to the surroundings.	Task 2: Develop architectural and building ordinances that will insure consistency in design approval.	Action			
	Task 3: The Town will preserve the scenic beauty of State Highway 13 and other major thoroughfares in the Town by maintaining a "green corridor" along its route. Definition of the elements of the "green corridor" to defined as above.	Action			
	Task 4: Develop ordinances to ensure that driveway entrances have appropriate buffer setbacks, emergency vehicle access, and lighting that enhances the scenic nature of the thoroughfare	Regulatory			
	Task 5: Establish where possible and appropriate to the view, a "Scenic Viewpoint" along the side of Highway 13 and other appropriate thoroughfares.	Action			
	Task 6: Utilizing appropriate expertise, development a definition and action elements for "buffers" between types of land use that would appropriately be separated because of some incompatibility (i.e. AG and R; F and R; etc.).				
Objective LU-4: Utilize, through ordinance and other guidelines, "creative" development concepts that preserve open space, provide green buffers, access control, erosion control, appropriate setbacks and parking, appropriate signage, noninvasive lighting and harmonious relationship with our rural surroundings.					

PLAN IMPLEMENTATION PROGRAMS

The primary tool for the implementation of the Town of Bayfield Comprehensive Plan will be zoning. The town has previously adopted the Bayfield County Zoning Ordinance, with zoning districts and associated requirements being administered by the county. The Town of Bayfield does have the ability to adopt and enforce its own zoning, although this recommendation would require county board approval. It should be noted that these regulations could be costly to develop and administer. The following is a list of programs and strategies that the town could implement or utilize in order to achieve plan goals and objectives, in conjunction with zoning.

Purchase of Development Rights Program (PDR)

This technique is currently in use within the Town of Bayfield and in some southern counties of Wisconsin and elsewhere in the United States and has proven to be effective for preserving farmland in areas adjacent to cities. The purchase of development rights is a *voluntary* protection technique that compensates the landowner for limiting future development on their land. The programs are primarily used for retention of agricultural lands, but the concept can be applied to all types of land use scenarios. Under a PDR program, an entity such as a town, county or private conservation organization purchases the development rights to a designated piece of property. The land remains in private ownership, and the landowner retains all the other rights and responsibilities associated with the property.

Transfer of Development Rights (TDR) Program

The TDR program is a non-regulatory (voluntary) approach that allows the right to develop property to be transferred from one parcel (or zoning district) to another. Under a TDR program, development rights to parcel of land are transferred from a "sending area" to another parcel referred to as the "receiving area". Sending areas are typically those areas where development is discouraged or limited, and receiving areas are areas where growth and development are encouraged. Under some TDR programs, local government awards development rights to each parcel of developable land in the community or in selected districts on the basis of the land's acreage or value. Landowners can then sell the development rights on the open market. The TDR program has been widely implemented at the local level due to the fact that it requires no major financial contribution by local government.

Benefits of the TDR program include:

- ► The public benefits from the conservation easements, which protect and preserve sensitive natural features and wildlife habitat.
- Owners of sending area properties receive economic compensation for their properties where development would normally be precluded due to sensitive natural features or zoning restrictions.
- Owners of receiving area properties can increase their development density, accommodating a greater number of uses or tenants.

▶ Little financial contribution on behalf of local government.

Acquisition

This type of land preservation tool involves the direct purchase of land for the purposes of preservation and protection. This tool should be used in cases where other protective mechanisms fail to meet objectives and/or in cases of high-priority acquisition lands. Acquisition efforts should be coordinated with other local, state, and national acquisition initiatives (lake associations, environmental groups, USFS, WDNR, etc.)

Conservation Easements

When a landowner sells their development rights, a legal document known as a conservation easement is drafted. The easement restricts the use of the land to agricultural use, open space, or other desired use in perpetuity. A conservation easement permanently limits residential, commercial, or industrial development to protect its natural attributes or agricultural value. The conservation easement becomes a part of the landowner's deed and remains on the deed even if the land is sold or passed through inheritance thereby ensuring the development will not occur on the property.

The conservation easement does not automatically allow public access to the land; the land remains in the hands of the owner, as only the right to develop it has been purchased. All remaining rights of property ownership remain with the landowner including the right to transfer ownership, swap, deed, or sell the land.

Land Trusts

Land trusts are non-profit voluntary organizations that work with landowners to use a variety of tools to help them protect their land. Such organizations are formed with the purpose of protecting open space, scenic views, wildlife, etc. and they use a variety of techniques to raise money for operating expenses and the acquisition of easements. Land trusts also provide adequate monitoring and stewardship. In the United States, land trusts can hold conservation easements, which means that the organization has the right to enforce the restrictions placed on the land.

LESA Farmland Preservation Tool

LESA is an acronym for land evaluation and site assessment tool, a program that assists in the evaluation of land based on its suitability for agricultural use and value for non-farm uses. This system, developed by the Soil Conservation Service in 1981, has been routinely adopted and implemented for use by local government throughout the nation. The system involves a two-part process, the land evaluation component (LE) and site assessment component (SA). The LE portion involves assessment of soil conditions as they relate to the production of food and fiber

products. Site assessment typically involves an analysis of the non-soil variables which affect the property's use such as municipal services available, adjacent land uses, development suitability, compatibility with land use plans, and distance from populated areas (expansion areas). A point system is often used in order to quantify the variables of the LE and SA components. Points are assessed based on whether or not the property meets the guidelines of the community and then totaled to achieve a composite score. A threshold score then determines whether or not the property would be an appropriate residential development area or whether the land should remain in agricultural use.

Land Protection Tool	Pro	Con	
Donated Conservation Easements	Permanently protects land from development pressures. Landowners may receive income, estate, and property tax benefits. No or low cost to local unit of government. Land remains in private ownership and on the tax rolls.	Tax incentives may not provide enough compensation for many landowners Little local government control over which areas are protected.	
Purchase of Development Rights	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Land remains in private ownership and on the tax roles.	Can be costly for local unit of government.	
Transfer of Development Rights	Permanently protects land from development pressures. Landowner is paid to protect their land. Landowners may receive estate and property tax benefits. Local government can target locations effectively. Low cost to local unit of government. Utilizes free market mechanisms. Land remains in private ownership and on tax roll	Can be complex to manage Receiving area must be willing to accept higher densities.	

Conservation Design Subdivisions

The conservation design subdivision concept is an alternative development design to the conventional residential subdivision. Conventionally designed subdivisions are typically characterized by land divided into house lots and streets, with minimal (if any) open space. Usually, the remaining open space lands consist of the undevelopable portion of the subdivision (steep slopes, wetlands, floodplain, etc.). The conventional subdivision lacks communal open space, community woodlands, or other open areas where people can meet and interact.

The purpose of a conservation design subdivision is to provide opportunity for development while maintaining open space characteristics, encouraging interaction among residents through site design, and protection of habitat and environmental features. A typical conservation design subdivision contains the same number of lots that would be permitted under a conventional design. The lots are typically smaller than conventional lots and are designed for single-family homes reminiscent of traditional neighborhoods found in small towns throughout America.

The compact design of a conservation subdivision allows for the creation of permanent open space (typically 50 percent or more of the buildable area). This undeveloped land typically serves as community open space land and provides recreational, aesthetic, and social benefits to subdivision residents.

The conservation design subdivision has proven economic, environmental, and social advantages over conventionally designed subdivisions¹⁷ including:

Economic Advantages

- ► Lower infrastructure and design (engineering) costs
- ► Attractiveness of lots for home development
- ► Reduction in demand for public parklands

Environmental Advantages

- ▶ Protection of conservation areas and upland buffers (which would normally be developed)
- ► Reduced runoff due to less impervious surface cover
- ▶ Improved water filtration due to presence of vegetation and buffers
- Opportunities for non-conventional septic system design

Social Advantages

- Opportunities for interaction among residents (common open space)
- Pedestrian friendly
- Greater opportunity for community activities

Best Management Practices (BMP)

-

¹⁷ Randall Arendt, Conservation Design for Subdivisions, (Island Press, Washington D.C., 1996), pp 3-16.

Best management practices describe voluntary procedures and activities aimed at protection of natural resources. BMP's are described in detail in the Wisconsin Department of Natural Resources publications titled "Wisconsin Construction Site Best Management Practice Handbook", and "Wisconsin's Forestry Best Management Practices for Water Quality". Shoreland BMP's are a set of specific Recommendations that landowners can take to help protect and preserve water quality. Detailed information on the use and implementation of shoreland BMP's is available from the University of Minnesota Extension (UM-EX).

V. ADDITIONAL PLAN IMPLEMENTATION TOOLS

The following is a partial list and description of additional plan implementation tools available to local government to assist in achieving the goals and objectives of a land use plan.

Special Plans

Special plans may arise through the planning process to address other specific issues. These plans often supplement the master plan and are important implementation tools. Some examples might include a downtown design plan, neighborhood plans or waterfront development plans.

Eminent Domain

Eminent domain allows government to take private land for public purposes, even if the owner does not consent, as long as the government compensates the landowner for their loss. The legislature has delegated the power of eminent domain to local government for specific purposes.

Annexation / Incorporation

Cities and villages have the power to annex lands within their extraterritorial boundaries. The power to extend municipal boundaries into adjacent unincorporated land allows a community to control development on its periphery, therefore, minimizing land use conflicts.

As an alternative to annexation, an unincorporated area may incorporate as a city or village, provided the unincorporated area meets certain statutory criteria.

Building Codes

Municipalities may choose to enact building codes as part of their ordinances. Building codes are sets of regulations that set standards for the construction and maintenance of buildings in a community, which ensures that these buildings are safe. The codes are usually concerned with maintaining buildings in order to keep them from becoming dilapidated and/or rundown.

Moratoria

Then enactment of a moratorium temporarily stops all development in a specified area in order to plan for growth. This includes identifying and protecting sensitive

lands and other community resources. Local units of government can enact this tool.

General Zoning

Zoning is a tool that gives governmental bodies the power to intervene in the lives of private citizens for the protection of public health, safety, and welfare. Zoning separates conflicting land uses and ensures that development is directed in certain areas that can accommodate that particular land use. Several different types of specialized zoning exist.

- ➤ **Floodplain Zoning-** Floodplain zoning ordinances are required by Wisconsin law and pertain to cities, villages, and towns. The Wisconsin DNR specifies minimum standards for development in floodplains, but local ordinances may be more restrictive than these rules.
- ➤ **Shoreland Zoning** Wisconsin law requires that counties adopt zoning regulations in shoreline areas that are within 1,000 feet of a navigable lake, pond, or flowage or 300 feet of a navigable stream or the landward side of the floodplain, whichever distance is greater. Minimum standards for shoreland zoning ordinances are specified in rules developed by the Wisconsin DNR, while local standards may be more restrictive than these rules.
- ➤ Exclusive Agricultural Zoning- Municipalities may adopt exclusive agricultural zoning for farmland under the Farmland Preservation Program. For farmers to be eligible for income tax credits, they must meet standards that require a minimum parcel size of 35 acres limit the use of the land to those that are agriculturally related. The ordinance must comply with the county farmland preservation plan.
- Performance Zoning- Performance zoning uses performance standards to regulate development. Performance standards are zoning controls that regulate the effects or impacts of a proposed development, instead of separating uses into various zones. The standards often relate to a sites development capability. For example, in agricultural areas, performance zoning could be used to limit development on prime agricultural soils and allow development on lower quality soils.
- Bonus and Incentive Zoning- Bonus or incentive zoning allows local governments to grant a bonus, usually in the form of density or the size of the development, in exchange for amenities such as parks or walking paths for example.
- ➤ **Overlay Zoning-** Overlay zones are designed to protect important resources and sensitive areas. The underlying zoning regulates the type of uses permitted, while the overlay zone imposes specific requirements to provide additional protection.

- Mixed Use Zoning- Mixed use zoning is an effective way to enhance existing urban and suburban areas and encourage infill development. Mixed use zoning recognizes the existing mixture and encourages its continuance and may offer an alternative to struggling with nonconforming use complexities.
- > **Inclusionary Zoning-** Inclusionary zoning provides incentives to developers to provide affordable housing as part of a proposed development project. For example, in exchange for higher density, a developer would have to build a specified number of low and moderate income dwelling units.

Planned Unit Developments (PUD's)

Planned Unit Developments (PUD's) are planned and built developments that create a variety of compatible land uses. These developments vary in densities and are subject to more flexible setbacks, design, and open space requirements than are afforded by traditional or general zoning.

Reserved Life Estates

This is a tool in which a landowner has the opportunity to sell or donate his or her land to a conservation organization but is able to continue living and managing the property.

VI. FISCAL TOOLS

Capital Improvement Program (CIP)

Capital Improvement Programs are a fiscal tool that can help communities plan for the timing and location of community facilities and utilities (such as municipal sewer and water service, parks or schools). CIP's ensure that proper budgets are allocated for future developments or improvements to community infrastructure.

Impact Fees

Impact fees are financial contributions imposed on new developments to help pay for capital improvements needed to serve the development. Local governments can impose impact fees to finance highways, other transportation facilities, storm water facilities, solid waste and recycling facilities, fire and police facilities etc.

Tax Increment Financing (TIF)

Cities and villages may designate tax increment financing districts to finance public improvements through the property taxes generated on future increases in the value of taxable properties in the district. Under TIF, the overlying taxing jurisdictions do not receive any tax revenues based on the increase in property valuation in a district until all improvement costs are paid. In this way, the TIF district assures that all taxing jurisdictions benefiting from development pay a share of the costs.

VII. How to use the plan

The Town of Bayfield Comprehensive Plan is intended to help guide growth and development decisions within the town. The Plan is an expression of the town's wishes and desires and provides a series of recommendations for assisting the community in attaining its goals. The Comprehensive Plan is not an inflexible or static set of rules. Rather, it is fluid and dynamic. The objectives and recommendations are intended to allow flexibility in light of new information or opportunities. The Plan is not an attempt to predict the future; it is an attempt to record the fundamental community values and philosophy that citizens of the Town of Bayfield share and to use them as benchmarks in future decisions concerning growth, development, and improvement in the community. The plan guides considerations regarding not only land use but also addresses community issues such as housing, transportation and economic development.

The Town Planning Commission, Town Board, and citizens in reviewing all proposals pertaining to growth and development should utilize this document. Proposals should be examined to determine whether they are consistent with community wishes and desires, as expressed in the plan. As part of the review, a thorough review of the plan is necessary with particular attention given to the goals and objectives. Where the impact of a proposed development is minimal, the evaluation may simply be a determination of whether or not the plan provides relevant direction and whether the requested recommendation is in conformance with the plan. Development proposals with significant potential impacts will require a more detailed analysis in order to determine consistency.

X. Plan Monitoring & Conclusion

I. PLAN MONITORING PROCEDURES

The plan performance and monitoring report is a tool to be used to gauge the overall success of plan implementation and to evaluate the effectiveness of the plan's actions. The performance indicators included in the report were developed by the Bayfield planning committee, and represent the expected outcomes under each of the plan's actions. This report should be used by the Plan Commission, town board and citizens to measure the degree of success achieved under the plan's implementation program.

It is recommended that the town examine plan performance **at least once a year**. This annual evaluation may lead to future revision of the plan's goals, objectives and actions, or result in the revision or discontinuance of actions due to completion, feasibility or ineffectiveness.

By vigilantly monitoring plan progress, and making adjustments accordingly, the plan will retain its usefulness and effectiveness throughout the planning period, and beyond.

II. PLAN UPDATING PROCEDURES

The Town of Bayfield Comprehensive Plan must be periodically updated to reflect changing community conditions. The inventory and analysis portion of the plan's background report (Elements I-VIII) should be revised at regular intervals to incorporate new data and to update materials as needed. It is recommended that a basic review and update of this portion of the document occur at least **once every 2 years.**

A formal plan revision schedule should be established by the Bayfield Town Board. It is recommended that the plan undergo a complete revision at least **once every 5 years.** This type of revision should involve a thorough examination and review of the plan's goals and objectives and the action plan (Element IX). Formal plan revisions should be conducted in a manner similar to the original planning process. Public involvement procedures outlined in the "Communications and Public Involvement Plan" should also be applied to this process. The formal revision should also incorporate the same adoption standards **and process utilized in the adoption of the original plan.**

III. CONCLUSION

Wrap-up...

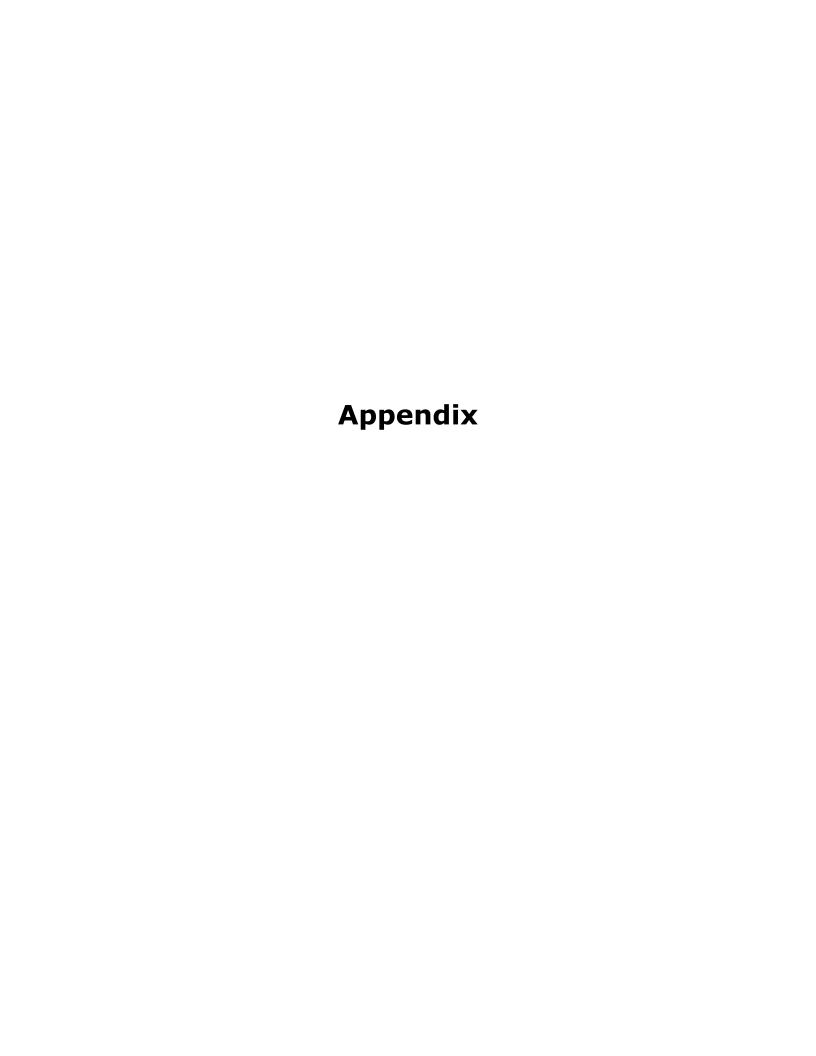
The Town of Bayfield Vision and Comprehensive plan embodies the town's vision for managing its future. The background report provides a snapshot of the community as it exists today. The demographic, social, political and environmental trends analyzed in the report, along with community input, provided the basis for the development of community goals and objectives. The implementation strategy and action plan provides the basic framework for achieving the plans goals and objectives in a realistic, equitable and timely manner. Plan accomplishments should be measured against the evaluative criteria established through a series of indicators and expected outcomes.

We've adopted the plan...are we done yet?

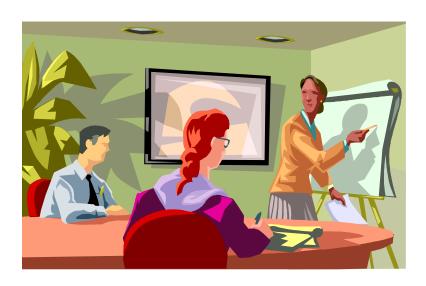
No. simply adopting this plan will do little in furthering the goals and objectives of the community. It is only through local commitment, diligence and resolve that the plans expected outcomes will be realized.

The Road Ahead...

The Town of Bayfield will face **many** challenges during the next 20 years. Growth pressure, affordable housing, economic development and farmland preservation will likely continue to be among the community's greatest challenges. Through careful planning, sound policy and a strong local commitment, the Town of Bayfield will remain one of Wisconsin's most unique and vibrant communities.



Town of Bayfield Comprehensive Planning Process Communications and Public Involvement Plan



Prepared by the Northwest Regional Planning Commission

Adopted by the Town of Bayfield Board 3/15/04

INTRODUCTION

Recognizing that the Town of Bayfield Comprehensive Plan must reflect the people it serves, the Town of Bayfield encourages citizen input throughout the development of the plan. Public participation procedures must provide for a broad dissemination of proposals and alternatives, public meetings after effective notice, opportunity for written comments, communication programs, information services, provisions for open discussion, and consideration of and response to public comments. These enhanced procedures augment the minimum public notification requirements required by law.

The Town of Bayfield's Public Participation Plan forms the basic framework for achieving an interactive dialogue between local, state and federal decision-makers and the citizens of the Town of Bayfield. This plan outlines the public participation strategy for the development, evaluation and eventual adoption of the comprehensive plan for the Town of Bayfield. The creation of the Public Participation Plan is the first step in meeting the requirements of Wisconsin's comprehensive planning legislation and will apply throughout the local planning process leading to the adoption of the Town of Bayfield Comprehensive Plan.

The Town of Bayfield will comply with the Public Participation Plan as appropriate to the situation. As the planning process develops, it should be expected that deviations from the plan might be warranted.

PUBLIC INVOLVEMENT AND COMMUNICATIONS GUIDELINES

General

The main goal of the Public Participation Plan is to make the citizens of the Town of Bayfield aware of the progress of the comprehensive planning process and to offer the public opportunities to make suggestions and comments during the process. To reach these goals, the Town of Bayfield has adopted the following plan to encourage public participation through the planning process. Taken individually, the activities described in this plan are not expected to reach and inform each and every resident and property owner of the Town of Bayfield. Collectively, however, the plan activities are designed to effectively and efficiently provide a broad-based dissemination of information and maximize the opportunity for citizen involvement and comment.

The majority of the public participation activities will focus on public information, education, and input. Public meetings, workshops, and open houses will provide opportunities for the public to openly discuss comprehensive planning issues with planning committee members, town board supervisors and consultant staff. Formal public hearings will also be conducted as part of the plan adoption process to allow public testimony to be made regarding the comprehensive plan. During the comprehensive planning process, every effort will be made to ensure that public meetings are held at locations convenient to all citizens of the Town of Bayfield. Other public participation activities will be explored to inform and receive input from residents that may not be able to attend public meetings and hearings.

Provisions for Open Discussion

The Town of Bayfield will ensure that public meetings allow for an open discussion of the relevant issues at hand and those public hearings allow for appropriate testimony. When public meetings or hearings are conducted, the Town of Bayfield will make every effort to ensure those who choose to participate in the planning process have the opportunity to actually have their opinions heard. To accomplish this, the following actions will be implemented:

 An agenda will be established that clearly defines the purpose of the public meeting or hearing, the items to be discussed, and any actions that may be taken.

- The scheduled date, time, and place will be convenient to encourage maximum participation by the town residents and property owners.
- A clearly identifiable facilitator or chair will conduct the meeting or hearing in an orderly fashion to ensure that all attendees have an opportunity to offer comments, discuss issues, or provide testimony.
- The facilitator or chair will provide opening remarks that clearly outline the purpose of the meeting or hearing, describe procedures attendees should use during the meeting or hearing when offering input, and describe how the public input will be used.
- As appropriate, an overview of documents or proposals to be considered will be discussed.
- All persons attending the meeting or hearing that desire to participate should be allowed to do so. However, specific factors, such as the meeting or hearing purpose, number in attendance, time considerations, or future opportunities to participate may require that appropriate constraints be applied. These constraints will be clearly outlined by the facilitator or chair if the need arises.
- All attendees will be encouraged to sign in using a provided sign in sheet.
- Meetings and hearings will be recorded by appointed committee members.
- Meeting summaries will be transcribed and made available as soon as possible following the meeting or hearing.
- Special arrangements will be made under the provisions of the Americans with Disabilities Act (ADA) with sufficient advance notice.

Opportunity for Written Comments

Detailed comments can most often be better expressed through written format. To encourage the citizens of the Town of Bayfield to express written comment throughout the planning process, the following steps will be taken:

- All meeting and hearing notices will include the name, address, and e-mail address (if applicable) of person(s) to whom written comments should be sent along with any deadlines for submitting comments, when warranted.
- Persons speaking or testifying will be encouraged to concisely express their comments and provide specific details in written format.

Consideration of and Response to Public Comments

The various methods for involving the public and soliciting public opinions and comments during the comprehensive planning process are defined herein. These methods represent the initial steps for bringing public comment into the decision-making process. The following steps will be taken to ensure that public recommendations and comments are taken into consideration by the decision-makers when developing the comprehensive plan:

- Time will be reserved subsequent to the close of a meeting, hearing, or comment deadline and prior to the actual decision or recommendation being made to ensure that decision makers can adequately review all relevant materials or comments.
- Decision-makers may reconvene a public hearing for the purpose of addressing public comments.
- The record (written comments or testimony, tape recordings, or transcripts) of hearings and meeting summaries will be compiled by appointed committee members and made available to decision makers for their review and consideration.
- Substantive comments pertaining to studies, analysis, or reports, along with appropriate responses, will be included in the published documents itself.
- Relevant comments or testimony will be addressed through the findings-of-fact portion of the decision maker's written decision or recommendation.

PUBLIC INVOLVEMENT PLAN

Public Meetings and Workshops

Planning Group Meetings & Workshops

The Town of Bayfield will hold public meetings and workshops to assimilate information collected relevant to the nine elements of the comprehensive plan. Through local public meetings, residents will be able to become an instrumental part of their community's planning process. By participating in meetings and workshops, citizens can aid their elected officials and planning committee in creating a vision for their community's comprehensive plan. Interested citizens can also become involved in the planning process as members of their community's planning committee.

Meeting/Hearing Notices

Official meeting notices will be prepared for any of the above public meetings or hearings conducted pertaining to the comprehensive planning process. At a minimum, the requirements of §19.31 pertaining to public meetings and notification will be met. The town clerk or other town staff will place meeting notices at the town's designated posting location(s). In all cases, notices will be forwarded to the town's official paper and other newspapers as deemed appropriate. It is recommended that meeting notices be posted at least one week prior to the meeting. All public hearings will follow the same public notice recommendations except all public hearings will be published as per a Class II notice.

Civic and Community Presentations

Throughout the planning process, representatives responsible for development of the comprehensive plan will meet with local civic and community organizations to discuss the development of the comprehensive plan. In addition to presenting information, information will be collected at the civic and community functions as it pertains to the development of the comprehensive plan.

Mailing Lists

As public participation proceeds, interested citizens will have opportunities to place their name on a mailing list to receive additional information regarding the planning process via direct mail or e-mail where applicable. The consultant will compile and maintain this mailing list. Names to be included on the mailing list will originate from meeting and hearing sign-in sheets, written correspondence, recognized community organizations, as well as through individual requests. This list will also be used for newsletter circulation, special mailings, and notices as appropriate.

Periodic Articles

As the public participation process proceeds, interested citizens and community leaders may request more detailed information on land use related topics than desired by much of the general public. To provide more detail to citizens and key officials showing an interest in the comprehensive plan, articles will be prepared from time to time by the consultant or UW-Extension staff.

Planning Document Dissemination

Documents that contain or describe the proposed plan's policies, maps, or recommendations will be made available for public review. Such documents will be made available well in advance of opportunities for public discussion or testimony. Such documents will be made available ten (10) calendar days prior to any public meeting or hearing scheduled for their discussion or a decision.

Documents may be disseminated as follows:

- Digital versions may be posted on the consultants website.
- A copy will be delivered to a local library.
- A copy will be delivered to each elected official and/or key staff.
- A copy will be placed at the town hall for citizen review.
- A copy will be available for review at the Northwest Regional Planning Commission, 1400 S River Street, Spooner, WI 54801 during normal business hours.

Public Hearings

Once the final draft of the Town of Bayfield Comprehensive Plan is completed, the Town of Bayfield with assistance from the consultant will conduct a public hearing to receive public comment on the proposed plan. As plan development progresses, a schedule for these meetings will be prepared.

Hearing Notices

The Town of Bayfield will place legal notice of hearings in the official newspaper. Hearing notices should be published as required by local and state requirements.

Prior to the town enacting an ordinance approving the comprehensive plan, a hearing shall be conducted preceded by a Class 1 public notice that is published at least 30 days before the hearing is held. The town may also provide notice of the hearing by any other means it considers appropriate. According to the comprehensive planning legislation, the Class 1 notice shall contain at least the following information:

- 1. The date, time, and place of hearing.
- 2. A summary, which may include a map, of the proposed comprehensive plan or amendment to such a plan.
- 3. The name of an individual employed by the local governmental unit who may provide additional information regarding the proposed ordinance.
- 4. Information relating to where and when the proposed comprehensive plan may be inspected before the hearing and how a copy of the plan may be obtained.

TOWN OF BAYFIELD COMPREHENSIVE PLAN SURVEY

46.7% Response Rate

In accordance with State of Wisconsin planning legislation, the Town of Bayfield has established a Comprehensive Planning Committee. This is your community. You have a right and an obligation to decide in what direction it should develop. The first steps in any planning process are to ask the people of the town what type of community they want to live in, now and in the future. Please take the time to fill out this questionnaire. It is our first step and we appreciate your time and thoughtful responses.

A. <u>Town of Bayfield Residents</u>: First, so that we have an understanding of the Town of Bayfield demographics in this survey, please circle either "Yes" or "No" for each questions below and please also note that all survey questions are voluntary.

		Υ	'es	N	0
1. I am a permanent resident of the town.		147	(43.4%)	192	(56.6%)
	T	84	(24.8%)	255	(75.2%)
2. I am a seasonal resident.	R	1	(0.7%)	146	(99.3%)
	NR	83	(43.2%)	109	(56.8%)
	Т	131	(38.6%)	208	(61.4%)
3. I am a non-resident landowner of the town.	R	1	(.07%)	146	(99.3%)
	NR	130	(67.7%)	62	(32.3%)
4. If you own vacant property, do you plan on	Т	101	(48.1%)	109	(51.9%)
developing (building a seasonal or permanent residence) on your land?	R	15	(18.5%)	66	(81.5%)
residence) on your land?	NR	84	(67.2%)	41	(32.8%)

If yes, please check one answer		ss than year	In 1-	5 years	In 6-	-	In more than 10 years	
Town	10	(6.8%)	71	(48.3%)	38	(25.9%)	28	(19.0%)
Resident	2	(4.3%)	15	(31.9%)	10	(21.3%)	20	(42.6%)
Non-Resident	7	(7.1%)	55	(56.1%)	28	(28.6%)	8	(8.2%)

B. Land Use

Please state whether you agree or disagree that the Town of Bayfield **should establish guidelines and locations** on the use of the following.

			Strongly
Strongly Agree	Agree	Disagree	Disagree

COMPREHENSIVE PLAN SURVEY

			Strong	gly Agree	A	gree	Dis	agree		ongly agree
5.	Mobile home sites	Т	206	(60.4%)	75	(22.0%)	35	(10.3%)	25	(7.3%)
	(Currently permitted	R	75	(51.4%)	35	(24.0%)	25	(17.1%)	11	(7.5%)
	anywhere)	NR	128	(67.0%)	39	(20.4%)	10	(5.2%)	14	(7.3%)
	Datail and sammaraial	Т	179	(52.8%)	131	(38.6%)	20	(5.9%)	9	(2.7%)
6.	Retail and commercial locations	R	62	(42.8%)	67	(46.2%)	13	(9.0%)	3	(2.1%)
		NR	114	((60.0%)	63	(33.2%)	7	(3.7%)	6	(3.2%)
7.	Use of ATV's/dirt	Т	210	(61.4%)	100	(29.2%)	16	(4.7%)	16	(4.7%)
	bikes/snowmobiles in the town	R	89	(60.5%)	45	(30.6%)	6	(4.1%)	7	(4.8%)
	town	NR	120	(62.8%)	53	(27.7%)	9	(4.7%)	9	(4.7%)
	Cianaga dasiga and	Т	167	(49.4%)	135	(39.9%)	25	(7.4%)	11	(3.3%)
8.	Signage design and placement	R	57	(39.3%)	66	(45.5%)	17	(11.7%)	5	(3.4%)
		NR	108	(57.1%)	67	(35.4%)	8	(4.2%)	6	(3.2%)
9.	Utility and	Т	187	(55.0%)	125	(36.8%)	15	(4.4%)	13	(3.8%)
	communications structures	R	71	(48.6%)	60	(41.1%)	8	(5.5%)	7	(4.8%)
	Structures	NR	113	(59.5%)	64	(33.7%)	7	(3.7%)	6	(3.2%)
10	Concernal upon of trailers as	Т	170	(49.9%)	99	(29.0%)	49	(14.4%)	23	(6.7%)
10	. Seasonal use of trailers as residences	R	64	(43.8%)	44	(30.1%)	27	(18.5%)	11	(7.5%)
		NR	103	(53.9%)	54	(28.3%)	22	(11.5%)	12	(6.3%)

		1	Agree	Disagree		Don't Know	
11. The Town should purchase or otherwise obtain shoreline property that might have public access value if it becomes available?	Т	211	(62.1%)	87	(25.6%)	42	(12.4%)
	R	87	(60.0%)	43	(29.7%)	15	(10.3%)
	N	121	(63.4%)	43	(22.5%)	27	(14.1%)

C. <u>Housing and New Developments</u>: What kinds of housing development would you like to see encouraged by the town?

		_	rongly gree	A	gree	ee Disagree		Strongly Disagree		No Opinion	
40.000 10.000	Т	194	(57.2%)	129	(38.1%)	5	(1.5%)	4	(1.2%)	7	(2.1%)
12. Single family homes	R	89	(60.5%)	50	(34.0%)	2	(1.4%)	2	(1.4%)	4	(2.7%)
	NR	102	(54.3%)	78	(41.5%)	3	(1.6%)	2	(1.1%)	3	(1.6%)
13. Seasonal housing	Т	49	(14.7%)	161	(48.3%)	64	(19.2%)	39	(11.7%)	20	(6.0%)
(Apartments,	R	16	(11.3%)	61	(43.0%)	33	(23.2%)	23	(16.2%)	9	(6.3%)
private rooms)	NR	32	(17.1%)	98	(52.4%)	30	(16.0%)	16	(8.6%)	11	(5.9%)
14. Subdivisions	Т	34	(10.3%)	76	(23.1%)	99	(30.1%)	98	(29.8%)	22	(6.7%)
	R	15	(10.4%)	29	(20.1%)	43	(29.9%)	48	(33.3%)	9	(6.3%)

COMPREHENSIVE PLAN SURVEY

		_	ongly gree	Agree		Disagree		Strongly Disagree		No Opinion	
	NR	19	(10.5%)	45	(24.9%)	55	(30.4%)	49	(27.1%)	13	(7.2%)
	Т	15	(4.6%)	41	(12.5%)	92	(28.0%)	171	(52.0)%)	10	(3.0%)
15. Mobile home parks	R	7	(4.9%)	24	(16.8%)	42	(29.4%)	66	(46.2%)	4	(2.8%)
	NR	8	(4.4%)	17	(9.3%)	47	(25.8%)	104	(57.1%)	8	(3.3%)

Zoning in Bayfield County is such that no single-family residential development may be placed on zoned agricultural land of less than five acres. This tends to make residential use of such land a very ineffective use of acreage. An option is "Planned Unit Development"; a practice that may assign both agricultural and residential uses to a single parcel. For example, a 20-acre plot could be subdivided into five residential lots (perhaps one acre each), and the remaining15 acres may be assigned to farming and/or wooded acreage.

		,	Agree	Dis	agree	Don	't Know
The Town should consider rezoning recommendations to the county that would allow planned unit development.	Т	204	(60.2%)	93	(27.4%)	42	(12.4%)
	R	83	(56.8%)	46	(31.5%)	17	(11.6%)
	Ν	118	(62.4%)	46	(24.3%)	25	(13.2%)

Currently, zoning is administered by and operates under the auspices of Bayfield County with some input from the towns. Local zoning could be undertaken by the town but probably involves hiring an administrator and funding an office. It may also result in a financial need to defend legal challenges. However, town zoning would probably provide more direct and probably more appropriate planning opportunities for the town.

		,	Agree		Disagree		't Know
		122	(35.8%)	147	(43.1%)	72	(21.1%)
17. The town should fund its own zoning office.	R	40	(27.2%)	80	(54.4%)	27	(18.4%)
	N	80	(42.1%)	65	(34.2%)	45	(23.7%)
40. The Term of Desfield should be seen a man	Т	248	(72.5%)	47	(13.7%)	47	(13.7%)
18. The Town of Bayfield should become more active in county zoning.	R	98	(66.7%)	29	(19.7%)	20	(13.6%)
, 5		147	(77.0%)	17	(8.9%)	27	(14.1%)

COMPREHENSIVE PLAN SURVEY

As the Town of Bayfield continues to grow, we have experienced an apparent shortage of available housing for seasonal employees. Local businesses sometimes include rentals in their employment offers to attract (and make lodging more affordable) summer employees to the area. For many long-term residents of the town, the real estate tax burden is fast becoming too great to afford.

		Agree		Dis	agree	Don't Know	
19. The town should pursue relaxing	Т	213	(63.6%)	78	(23.3%)	44	(13.1%)
restrictions to allow for the rental of rooms in areas now zoned residential.	R	89	(60.5%)	40	(27.2%)	18	(12.2%)
in areas now zoned residential.	N	120	(65.2%)	38	(20.7%)	26	(14.1%)
20. The town should study and explore other	Т	250	(74.0%)	51	(15.1%)	37	(10.9%)
options for providing affordable housing	R	109	(74.1%)	20	(13.6%)	18	(12.2%)
opportunities.	N	137	(73.3%)	31	(16.6%)	19	(10.2%)

D. <u>Transportation</u>

21. I would support the development of more of the following on **public land**. (Please check all that apply)

	Town				Non F	Resident
			Resident			
Bike Routes and Trails	254	(74.1)	99	(39.1%)	154	(60.9%)
Walking and Hiking Trails	291	(84.8%)	114	(39.7%)	173	(60.3%)
Cross Country Ski Trails	258	(75.2%)	100	(39.1%)	156	(60.9%)
ATV Trails	89	(25.9%)	47	(53.4%)	41	(46.6%)
Snowmobile Trails	108	(31.5%)	52	(48.1%)	56	(51.9%)
Horseback Trails	134	(39.1%)	62	(46.3%)	72	(53.7%)
None of the above	27	(7.9%)	19	(70.4%)	8	(29.6%)

22. How would you rate the transportation services for Town of Bayfield residents?

	Exce	llent	Go	od	Ave	rage	Po	or	No O	oinion
Т	11	(3.3%)	43	(13.0%)	79	(23.8%)	66	(19.9%)	133	(40.1%)
R	5	(3.5%)	22	(15.5%)	43	(30.3%)	38	(26.8%)	34	(23.9%)
NR	5	(2.7%)	21	(11.3%)	34	(18.3%)	28	(15.1%)	98	(52.7%)

Have you any comments regarding transportation?

- It seems the winter snow removal and road service budget has dropped. I believe we should increase the budget for winter road service, making winter transportation easier.
- We need to upgrade our blacktop roads.
- Fix roads.
- The roads are a risk.

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- Existing town roads (gravel) are not graded enough; are in bad shape most of the time.
- Some of backwoods roads are not maintained very well. Some are seldom graded or graveled.
- Town roads are good for what we can afford.
- If "transportation services" means road maintenance, then the quality is average. We appreciate the town providing snow removal from private drives at reasonable rates.
- I don't understand what "transportation services" are public transportation? We have none. Roads? We have pretty good roads (compared to past years) and the road crew does a good job repairing and plowing.
- Just build some decent roads. What good are these when you can't get to them trails.
- Need more money for maintenance.
- Happy Hollow Road needs to be blacktopped again.
- Perhaps there should be a designated alternate Highway 13 route in the event that Highway 13 is unusable.
- There does not seem to be a great need for transportation services now, but there maybe an increasing need in the future as the town grows in population. When that happens, BART can be extended to new routes.
- The BART system appears to be an outstanding service which is woefully under utilized.
- Have never ridden the BART bus. Biking lanes are nice.
- BART is great.
- The BART should look into phone-up transportation. Door to door.
- Only public transportation seems to be BART bus. That travels on highway only. People in the township still need transportation especially elderly and non-drivers.
- BART doesn't run late enough into the evening in the summer months.
- Other than route 13 and BART bus, there is not transportation. As it stands now, one would be unable to live in Town of Bayfield without a car or being able to drive one.
- Public transportation is either non-existent or (as with BART) too limited to amount to much of anything.
- Have a real bus go from Red Cliff to Ashland separate from handicap accessible.
- Increase hours of services, i.e. weekends.
- More frequent/advertise your service, etc.
- Bus or car for a reasonable fee.
- ATV's need to be restricted as much as possible. Noise, erosion, safety environment loss
- Many many towns have way more freedom with ATV and snowmobile trails.

- Motorized use of trails should be limited.
- ATV and snowmobile trails bring in more for the community then walking, bike, horse and ski trails do.
- Will need two sets of trails. One set for bikes, walking and ski trails. One set for ATV, snowmobile and horseback trails.
- ATV maybe ok if used 100 percent for transportation or utility not recreation, and should have a speed limit (15 MPH?)
- ATV's do nothing for our environment. They should be heavily restricted.
- Open all roads to snowmobiles and ATVs; if it is abused, take some action on the matter.
- Keep the ATVs and snowmobiles off out roads; ask the county not to pour so much salt on Cty J, practically rusting our cars and costing much money.
- Don't use public transportation.
- Somewhat related is the need for more public parking areas especially in the summer.
- Parking is difficult to find during summer months.
- Horse-pulled carriages or similar idea.
- Yes, bring the train back to Bayfield. These tracts should never of been pulled.
- We need something for our senior citizens. No one can drive in the winter due to the weather and ice. Summer parking is impossible with tourists.
- Without a centralized approach, townships can't do this. County level.
- Ferry is great, but pricey.
- Don't discourage commercial traffic.
- Encourage the development of public transport to the larger communities, i.e. Madison, Duluth/Superior, points south.
- Should have light rail or subway to Ashland.
- Silent transportation, i.e. bike, walk, hike, etc.
- The washout of the foot/bike trail down from the hotel needs repair, perhaps a small bridge. People continue to use this fabulous walking route and it is very dangerous.
- Work with county to encourage innovative transportation options. Contact Western Wisconsin Independent Living Center in Menomonie to learn about the work they have been doing in rural western Wisconsin.
- Price of gasoline to too high. Marina is gouging powerboat owners.
- No more taxes, do whatever without raising taxes. We have a significant number of new homes and this should provide enough of a tax base. It is unacceptable that we pay such high taxes and have #1 cost per student in state of Wisconsin for such small number of students. Another subject, but NO MORE TAXES.

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- The more you offer in transportation, the people you would bring into the town of Bayfield, example snowmobiling is poor in Bayfield but very good in Iron River, Why? These people spend a lot of money when they come to visit Bayfield has more to offer that Iron River. So why don't they (snowmobilers) come to Bayfield?
- Transportation is this whole region is lacking, i.e. bus service to Madison, twin cities, etc., that is accessible and direct.
- I don't think there would be enough use to support any public transportation.
- Too expensive.
- County funded systems are expensive and serve very few people.
- Allowing government funded programs causes private business to fail. No competition from government should be allowed.
- We sure need the long promised 911.
- The town needs a by-pass for heavy trucks. They should not be roaring through the middle of an otherwise quaint village all summer and winter long.
- I support alternative means of transportation, i.e. bikes.

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E. <u>Utilities and Community Facilities</u>

23. How would you rate each of the following local services in the town?

		Exc	cellent	G	Good	A	verage		Poor	No	Opinion
	Т	71	(21.4%)	118	(35.5%)	49	(14.8%)	7	(2.1%)	87	(26.2%)
Fire/Police Protection	R	45	(31.0%)	57	(39.3%)	29	(20.0%)	5	(3.4%)	9	(6.2%)
	NR	26	(14.2%)	59	(32.2%)	20	(10.9%)	2	(1.1%)	76	(41.5%)
	Т	73	(22.0%)	107	(32.2%)	38	(11.4%)	3	(0.9%)	111	(33.4%)
Ambulance Service	R	49	(33.8%)	63	(43.4%)	20	(13.8%)	0	(0.0%)	13	(9.0%)
	NR	24	(13.1%)	41	(22.4%)	18	(9.8%)	3	(1.6%)	97	(53.0%)
	Т	35	(10.7%)	105	(32.0%)	51	(15.5%)	39	(11.9%)	98	(29.9%)
Recycling Program (BRB)	R	23	(16.0%)	63	(43.8%)	25	(17.4%)	23	(16.0%)	10	(6.9%)
	NR	12	(6.7%)	41	(22.8%)	24	(13.3%)	16	(8.9%)	87	(48.3%)
	Т	31	(9.4%)	103	(31.3%)	71	(21.6%)	43	(13.1%)	81	(24.6%)
Parks	R	12	(8.4%)	38	(26.6%)	41	(28.7%)	28	(19.6%)	24	(16.8%)
	NR	19	(10.4%)	63	(34.6%)	29	(15.9%)	15	(8.2%)	56	(30.8%)
7	Т	21	(6.4%)	65	(19.8%)	80	(24.3%)	51	(15.5%)	112	(34.0%)
Zoning and Ordinance Enforcement	R	9	(6.3%)	28	(19.4%)	46	(31.9%)	33	(22.9%)	28	(19.4%)
	NR	12	(6.6%)	36	(19.9%)	33	(18.2%)	18	(9.9%)	82	(45.3%)

F. Economic Development

			Agree	Dis	agree	Don	't Know
24. The town should consider a business park for	Т	178	(52.7%)	106	(31.4%)	54	(16.0%)
the purpose of attracting businesses with potential year-round jobs with sufficient wage.	R	84	(57.5%)	43	(29.5%)	19	(13.0%)
	N	92	(48.9%)	61	(32.4%)	35	(18.6%)
25. I would support the Town of Bayfield's efforts	Т	254	(76.0%)	47	(14.1%)	33	(9.9%)
to create new jobs in the town through coordination with business and economic	R	106	(73.1%)	24	(16.6%)	15	(10.3%)
development agencies.	N	145	(78.4%)	22	(11.9%)	18	(9.7%)
	Т	117	(35.1%)	140	(42.0%)	76	(22.8%)
26. Tax incentives such as tax abatements should be used to attract new businesses.	R	53	(36.8%)	60	(41.7%)	31	(21.5%)
	N	61	(33.0%)	79	(42.7%)	45	(24.3%)

27. What types of industries do you believe are the most important for the Town of Bayfield to attract? (Check all that apply)

	Town	Town			Non Resident		
Tourism Businesses	257	(74.9%)	97	(38.3%)	156	(61.7%)	
Service Businesses	180	(52.5%)	72	(40.7%)	105	(59.3%)	
High Tech/IT Industries	130	(37.9%)	56	(43.4%)	73	(56.6%)	

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	Town		Resident		Non Resident		
Agriculture	198	(57.7%)	95	(48.2%)	102	(51.8%)	
Marinas/Water Recreation	204	(59.5%)	66	(32.8%)	135	(67.2%)	
Light Industry/Manufacturing	116	(33.8%)	65	(56.0%)	51	(44.0%)	
Timber Resource Industries	137	(39.9%)	58	(42.3%)	79	(57.7%)	
Retail Development	105	(30.6%)	42	(41.2%)	60	(58.8%)	
Cottage (home based) Industries	218	(63.6%)	89	(41.2%)	127	(58.8%)	
Other	18	(5.2%)	8	(44.4%)	10	(55.6%)	

(Please specify)

- Basic needs
- Recycling/Reuse
- Internet retail mail fulfillment
- Seasonal housing development and area cell phone towers
- Assisted living quarters, elderly housing
- Arts & crafts
- Health related
- Decent grocery
- Low impact industries.
- Water bottling
- Historic
- Brothel
- Arts, music, learning/retreat center
- Expand Red Cliff Casino and Hotel
- Environmental
- Health care offices

COMPREHENSIVE PLAN SURVEY

28. How should possible changes brought on by economic development be balanced to preserve a local community quality of life? (Check one)

	Town		Residen	ıt	Non	Resident
Economic development should not be allowed if it would significantly change a community's character or quality of life.	279	(85.1%)	110	(79.1%)	165	(89.2%)
Preserving the community's character or quality of life should not be an issue when seeking economic development.	29	(8.8%)	18	(12.9%)	11	(5.9%)
Don't know	20	(6.1%)	11	(7.9%)	9	(4.9%)

29. On a scale of 1 to 5 with 1 being strongly pro environment and 5 being strongly pro development. Where should the town place the emphasis?

		1		2		3		4		5
Town	101	(30.3%)	92	(27.6%)	106	(31.8%)	21	(6.3%)	13	(3.9%)
Resident	40	(28.4%)	30	(21.3%)	49	(34.8%)	15	(10.6%)	7	(5.0%)
Non Resident	59	(31.4%)	62	(33.0%)	56	(29.8%)	5	(2.7%)	6	(3.2%)

G. Agriculture/Natural and Cultural Resources

		,	Agree	ree Disagree		Disagree Don't Kn	
30. The Town of Bayfield has aggressively supported farmland preservation through	Т	273	(80.5%)	52	(15.3%)	14	(4.1%)
purchasing development rights. Do you agree that agriculture is an important component of your community's rural character and that the town should continue	R	110	(75.3%)	31	(21.2%)	5	(3.4%)
to pursue ways of preserving farmland?	N	160	(84.7%)	20	(10.6%)	9	(4.8%)

			Agree	Dis	agree	Don	't Know
31. The town should work to maintain the scenic	Т	298	(87.9%)	30	(8.8%)	11	(3.2%)
beauty of Hwy 13 with green buffer zones, etc.	R	119	(82.1%)	18	(12.4%)	8	(5.5%)
etc.	N	175	(92.1%)	12	(6.3%)	3	(1.6%)

		Strong	Strongly Agree		Agree		agree	Stronly Disagree	
00 71 11. 6 11 611	Т	254	(74.9%)	76	(22.4%)	7	(2.1%)	2	(0.6%)
32. The small-town feeling of the area is worth preserving.	R	99	(68.8%)	40	(27.8%)	4	(2.8%)	1	(0.7%)
·	N	152	(79.6%)	35	(18.3%)	3	(1.6%)	1	(0.5%)

H. Intergovernmental Cooperation

		,	Agree	Dis	agree	Don	't Know
33. The Town should cooperate and plan with	Т	281	(82.2%)	29	(8.5%)	32	(9.4%)
adjoining towns (Bayview, Russell, Bell, City	R	112	(76.7%)	16	(11.0%)	18	(12.3%)
of Bayfield, Red Cliff)?	N	165	(85.9%)	13	(6.8%)	14	(7.3%)

			Yes		No	Don't Know	
34. Are you satisfied with the level of	Т	102	(30.0%)	67	(19.7%)	171	(50.3%)
communication between county government and your community?	R	51	(34.7%)	43	(29.3%)	53	(36.1%)
and your community?	N	50	(26.5%)	24	(12.7%)	115	(60.8%)

			Yes		No	Don	't Know
35. Would you support sharing services with a	Т	300	(91.5%)	11	(3.4%)	17	(5.2%)
neighboring community if it afforded a cost savings with no reduction in quality of	R	127	(88.8%)	8	(5.6%)	8	(5.6%)
services?	N	169	(93.4%)	3	(1.7%)	9	(5.0%)

The Town of Bayfield has a long and rich history integral to the development of Wisconsin and the lakes region of the United States. Preserving visible reminders of our history while encouraging economic growth and improving quality of life in the town is, we believe, an important part of our task.

36. Should the following cultural resources be preserved and enhanced and how would you support their preservation?

		Yes, support with local tax dollars		Yes, support with private dollars		Combined public and private dollars		No, not important to me	
Historic and cultural buildings and sites	Т	35	(10.8%)	55	(16.9%)	222	(68.3%)	13	(4.0%)
	R	16	(11.3%)	26	(18.4%)	91	(64.5%)	8	(5.7%)
	N	18	(10.0%)	29	(16.1%)	128	(71.1%)	5	(2.8%)
Lake Superior and coastal areas	Т	80	(24.8%)	28	(8.7%)	208	(64.6%)	6	(1.9%)
	R	30	(21.6%)	15	(10.8%)	88	(63.3%)	6	(4.3%)
	N	48	(26.8%)	13	(7.3%)	118	(65.9%)	0	(0.0%)
Community events and festivals	Т	18	(5.5%)	93	(28.5%)	199	(61.0%)	16	(4.9%)
	R	8	(5.6%)	44	(31.0%)	80	(56.3%)	10	(7.0%)
	N	8	(4.4%)	49	(27.2%)	117	(65.0%)	6	(3.3%)
Natural features and resources (lakes, streams, etc.)	Т	86	(26.7%)	26	(8.1%)	207	(64.3%)	3	(0.9%)
	R	31	(22.1%)	15	(10.7%)	91	(65.0%)	3	(2.1%)
	N	53	(29.8%)	11	(6.2%)	114	(64.0%)	0	(0.0%)

Note: Minor data inconsistencies in survey results are due to invalid or missing responses. In some cases, these inconsistencies result in a disproportionate number of resident and non-resident responses when compared to total town responses.